



Grange Drive, Coppull, Chorley

Offers Over £279,995

Ben Rose Estate Agents are delighted to present to the market this charming three-bedroom detached property, located in a sought-after residential area of Coppull, Chorley. Perfect for families, this home offers versatile and comfortable living space throughout and is ideally situated close to Chorley town centre, with easy access to excellent local schools, shops, and amenities. The property also benefits from fantastic travel links, including local bus routes to nearby towns and cities, as well as convenient access to the M6 and M61 motorways.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the left, you will find a spacious lounge featuring a central fireplace and a beautiful bay window overlooking the front aspect. The lounge flows seamlessly into the bright kitchen/diner at the rear. Spanning the full width of the home, this impressive space features a recently fitted kitchen with a breakfast bar and integrated appliances, including a fridge freezer, oven, and hob. The dining area provides ample space for a family dining table and benefits from double patio doors leading out to the garden. Just off the kitchen/diner, there is access to useful understairs storage, as well as a convenient WC, completing the ground floor.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from a private en-suite shower room. A modern three-piece family bathroom serves the remaining bedrooms and completes this level.

Externally, the property features a private driveway at the front, providing off-road parking for multiple vehicles and access to the attached single garage. The garage is accessed via an up-and-over door and is equipped with power and lighting.

To the rear, there is a well presented and generously sized garden, featuring a lawn and a flagged patio area. A summer house and shed provide additional storage, while the garden offers the perfect space for relaxing or entertaining.

Early viewing is highly recommended to avoid any potential disappointment.







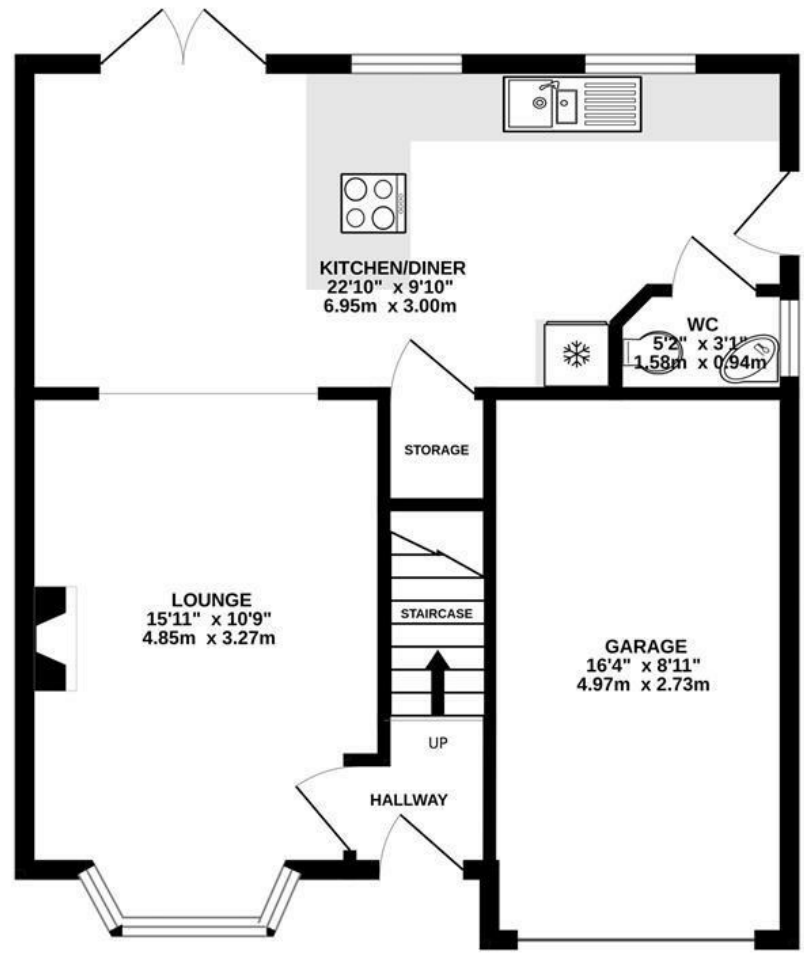




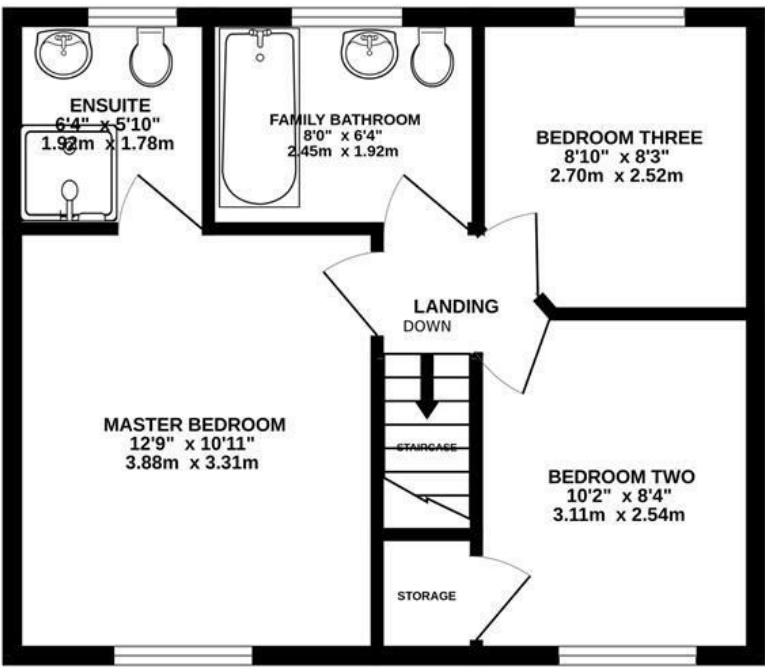


BEN ROSE

GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

