



Hurst Brook, Coppull, Chorley

Offers Over £314,995

Ben Rose Estate Agents are pleased to bring to the market this extended four-bedroom detached family home, situated on an enviably spacious plot in the sought-after village of Coppull, Chorley. Perfect for families, the home offers spacious and versatile accommodation throughout, with excellent local amenities, schools, shops, and a brand-new playground all within walking distance. Chorley town centre is just a short drive away, while fantastic travel links are available via nearby bus routes and easy access to the M6 and M61 motorways.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. To the right, you will enter the spacious lounge, which features a central fireplace and large window overlooking the front aspect. The lounge is set in an open-plan layout with the dining area, which offers ample space for a large family dining table, with access to the kitchen and double patio doors leading through to the conservatory.

The bright and airy conservatory provides versatile additional living space, with a single door leading out to the garden. The impressively sized kitchen offers ample storage and space for freestanding appliances, along with convenient access to the understairs storage and a single door leading out to the rear garden. The kitchen flows seamlessly into the family room, which provides generous additional living space and offers a variety of potential uses, including a playroom, hobby room, gym, formal dining room, home office or additional sitting room.

Moving upstairs, you will find four well-proportioned bedrooms, with the master bedroom boasting a contemporary en-suite shower room and bedroom two benefiting from integrated storage. A modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the front is a well-maintained garden with a central pathway leading to the front door. There is also a sizeable private driveway providing off-road parking for multiple vehicles, with access to the single detached garage. The garage is equipped with power and lighting and benefits from both front and side access.

At the rear is a generously sized garden featuring a well-maintained lawn, flagged patio, and established planting, creating an ideal setting for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.















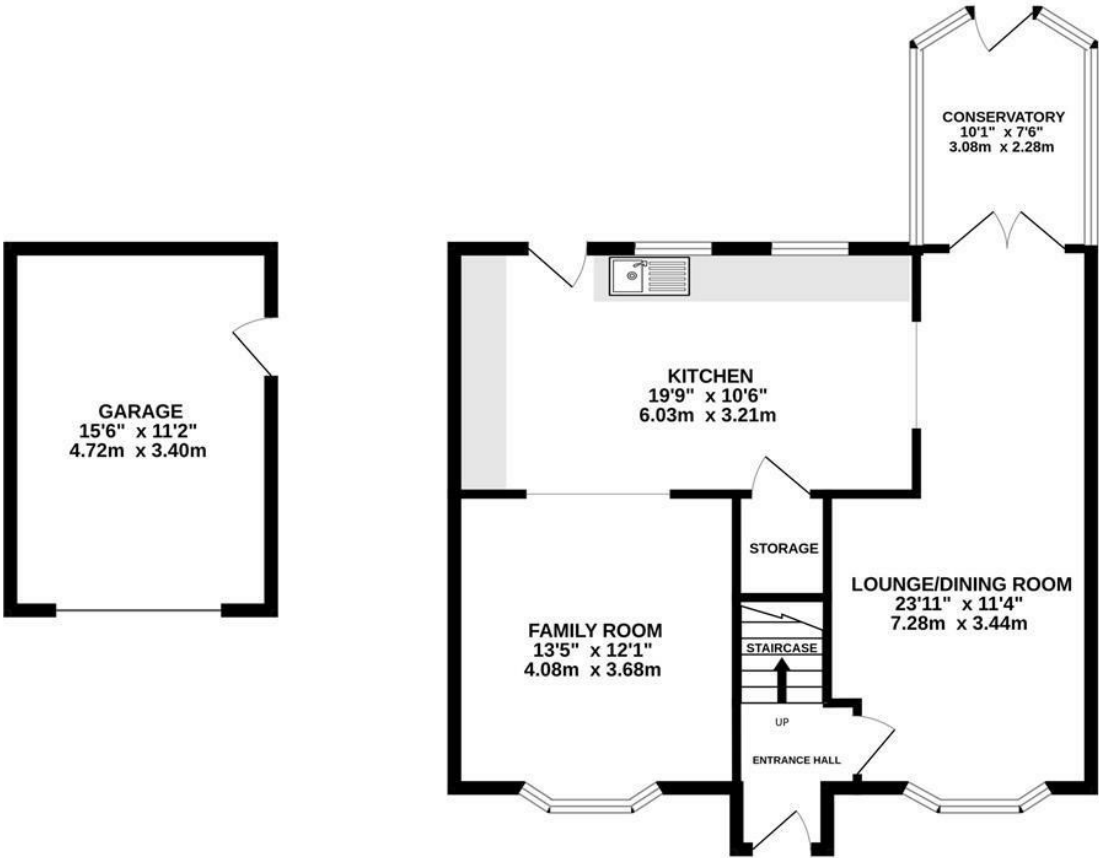




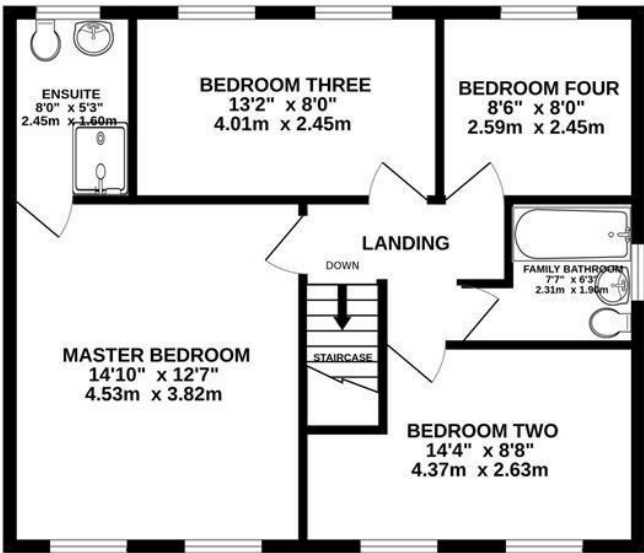


BEN ROSE

GROUND FLOOR
893 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1509 sq.ft. (140.2 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	83
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	

