



3 Holt Avenue, Coppull
£249,995

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3 Holt Avenue

Coppull, Chorley

A Three-Bedroom Semi-Detached Home With A South-Facing Garden In Coppull. Arnold & Phillips Chorley are proud to present this well-presented three-bedroom semi-detached home, positioned within a quiet Coppull cul-de-sac and offering an appealing balance of modern interiors, practical parking and outdoor space. The home's particular appeal lies in its large south-facing rear garden, which is not overlooked and features a rear gate leading directly towards woodland, placing Birkacre and Yarrow Valley Country Park within easy reach on foot.

Modern Living With A Garden Connection. Approached across a broad front driveway, the property offers useful off-road parking for multiple vehicles before stepping inside. The ground floor is arranged around a welcoming lounge/dining room, where a bay window brings natural light into the main living area and creates a comfortable setting for everyday living, meals and entertaining. The layout then leads naturally towards the rear of the home, with the kitchen and dining areas connecting well to the garden. Patio doors provide a direct link outside, making the outdoor space feel like a genuine extension of the accommodation during warmer months.

Kitchen & Dining. The fitted kitchen has a contemporary finish, with a coordinated range of units, worktop space and integrated appliances visible within the room. A useful detail for modern routines is the inclusion of USB charging points in the kitchen. Alongside the kitchen, the dining area is bright and airy, perfect for family meals and can comfortably support day-to-day use and entertaining. Its position beside the patio doors allows a direct link outside and an easy flow outdoors.

The first floor provides three bedrooms, comprising two bedrooms and a third room that can adapt to suit a nursery, dressing room or home-working space. The principal bedroom benefits from a large bay window. A contemporary family bathroom completes the first floor. The ground floor is finished with Porcelanosa tiling, as advised by the architect. The property has a bath and separate shower enclosure.

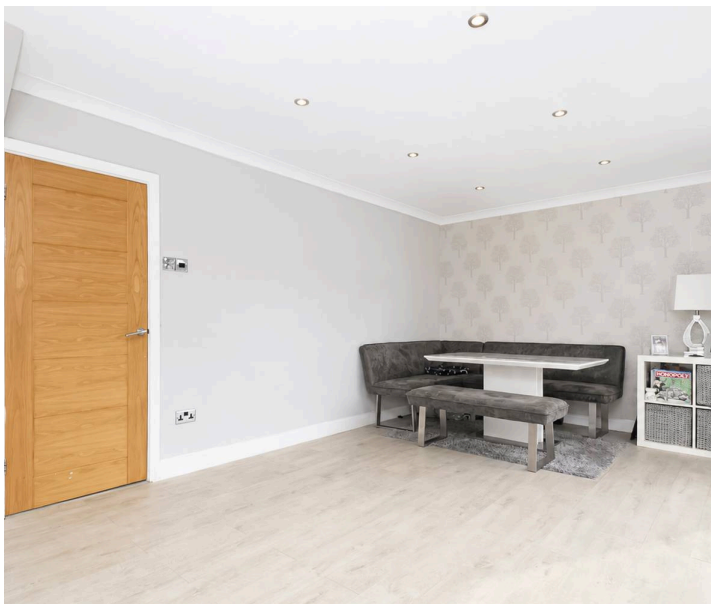
The property provides generous practical parking, while the rear garden is a strong feature of the property. The vendor advises that it is well-maintained and is not overlooked. A paved patio sits











3 Holt Avenue

Coppull, Chorley

- Three-Bedroom Semi-Detached Home In Coppull
- South-Facing Rear Garden With Woodland Access
- Quiet Cul-De-Sac Setting
- Spacious Lounge/Dining Room
- Contemporary Fitted Kitchen
- Porcelanosa-Tiled Family Bathroom
- Driveway Parking For Multiple Vehicles
- Rear Patio And Lawn Garden
- USB Charging Sockets In Kitchen
- Close To Yarrow Valley Country Park

Location & Lifestyle. Coppull offers a useful village setting with a range of everyday services close by. Coppull Medical Practice, Cohens Chemist, a Co-op food store and the village Post Office are all available within the locality, while Pinewood Veterinary Practice also has a Coppull surgery. Yarrow Valley Country Park is a major local lifestyle asset, offering extensive walking routes, woodland, water, play facilities, a café and visitor hub around the Birkacre area. The vendor advises that Birkacre and Yarrow Valley Country Park are less than a two-minute walk from the home. For travel further afield, rail services from nearby Chorley connect towards Manchester, Bolton, Preston, Blackpool and beyond, while Euxton Balshaw Lane offers rail links towards Liverpool. Road connections also provide access towards the wider regional motorway network, supporting commuting across Lancashire, Manchester and Merseyside. Council Tax band: B



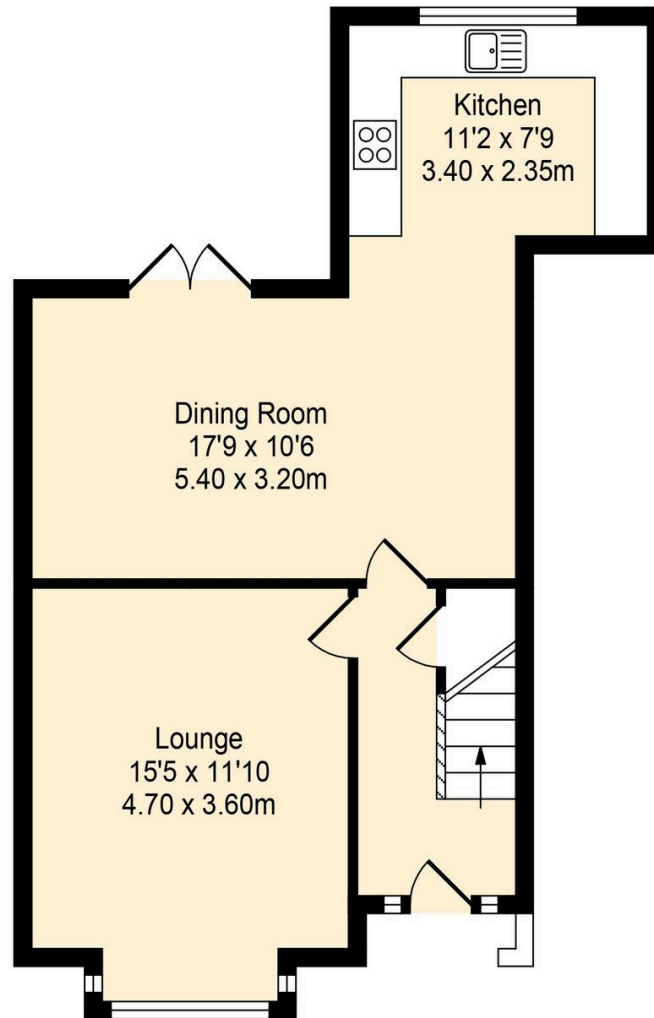




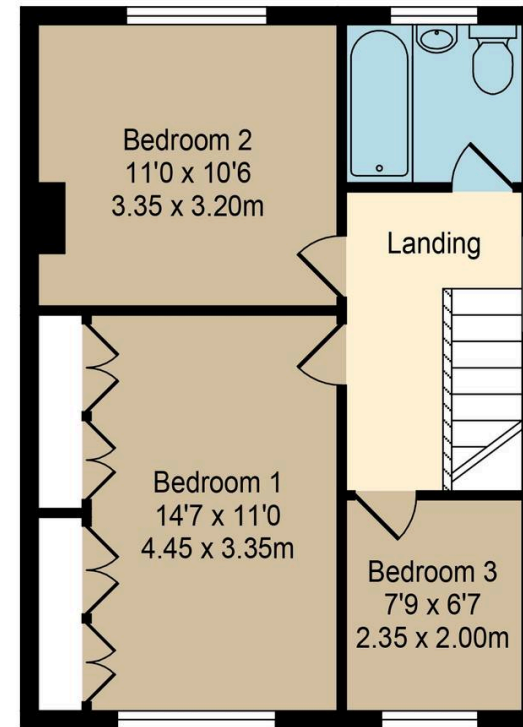
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Total Approx. Floor Area 1003 Sq.ft. (93.18 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor
Area 541 Sq.Ft
(50.25 Sq.M.)



Approx. Floor
Area 462 Sq.Ft
(42.92 Sq.M.)



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