

Chapel Lane, Coppull

PR7 4LX







Situated in the heart of Coppull, this beautifully presented two-bedroom home offers spacious and versatile accommodation, a stylish south-west facing courtyard garden and a wonderful blend of character and modern living. Lovingly maintained by the current owners, the property is ideally positioned for easy access to Chorley, local amenities and an abundance of countryside walks right on the doorstep. With two generous reception rooms, two double bedrooms and a roof replaced just two years ago, this is a fantastic opportunity for those looking for a home ready to move straight into. Step inside to discover a welcoming home with an abundance of living space. To the front, the first reception room is currently utilised as a playroom, complete with a charming feature fireplace. This versatile space would lend itself beautifully to a cosy sitting room, formal lounge or additional family living area. Moving through the property, the second reception room is a gorgeous living room, offering a comfortable space to relax and unwind. Patio doors open directly onto the rear courtyard garden, allowing natural light to flood the room, whilst useful understairs storage provides additional practicality. To the rear of the property sits the kitchen, fitted with an oven, gas hob, plumbing for a washing machine and space for a freestanding fridge freezer. The kitchen also provides direct access to the outside space.

The south-west facing courtyard garden is a real highlight of this lovely home. Generously proportioned and thoughtfully arranged over two levels, the stylish paved patio areas provide the perfect setting for outdoor dining, entertaining or simply enjoying the afternoon and evening sunshine. Rear access leads to a ginnel, offering a convenient route for bin storage and access. Upstairs, the spacious landing provides access to both bedrooms, the family bathroom and the loft. Positioned at the front of the property, the principal bedroom is a fantastic sized double, with plenty of room for a large bed and additional furnishings. Characterful alcoves offer excellent opportunities for storage. The second bedroom is another generously proportioned double, enjoying pleasant views over the rear courtyard garden and offering flexibility for a guest bedroom, children's room or home office. Completing the first floor is the family bathroom, fitted with a bath and overhead shower, wash basin and WC. This much-loved home has been carefully maintained by its current owners, including the installation of a new roof approximately two years ago. Now looking to upsize, the vendors leave behind a wonderful property ready for its next chapter.

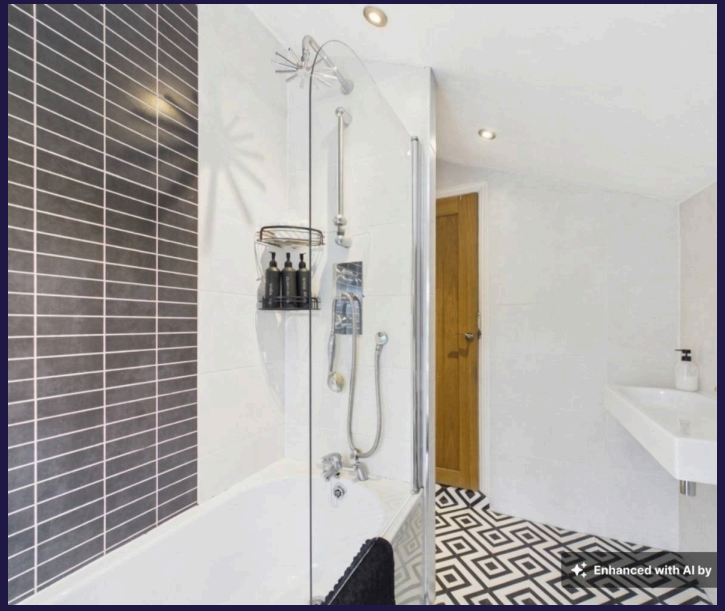
HOME TRUTHS

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HOME TRUTHS



Floor 1



Floor 2



Approximate total area(1)

62.1 m²

669 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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