



270 Spendmore Lane, Coppull

PR7 5DE





Excellent, extended three bedroom semi detached property in a popular residential area, in the catchment area for excellent schools and close to primary transport routes and both village and town centre amenities. With just under 1,000 square feet of accommodation this is a first class family home.

To the front the driveway can accommodate three vehicles and is bordered by the lawn and mature shrubs. Step into the entrance hallway and from there to the living room which naturally divides into three discrete areas; the lounge to the front, the snug in the middle and the dining area to the rear with patio doors opening to the garden.

The stylish, modern kitchen comprises a range of wall and base units with integrated appliances including induction hob, electric oven and grill, dishwasher, Worcester Bosch combi boiler and space, power and plumbing for additional appliances.

Externally, the secure rear garden is west facing and mainly laid to lawn with hard standing for a shed, making this a lovely place in which to relax and entertain.

Back inside, stairs lead to the first floor landing with bedroom one benefiting from the bay and built in storage. Bedroom two is also a double with built in storage plus ladder access to the boarded loft room with light, power and velux window which has been used as a play and games room. Completing the first floor, the third bedroom is a comfortable single and the



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Coppull, Chorley

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Tenure: Leasehold

- Extended semi detached property
- Three bedrooms
- Modern kitchen and bathroom
- Delightful open living space
- West facing garden
- Close to amenities



Eccleston Branch

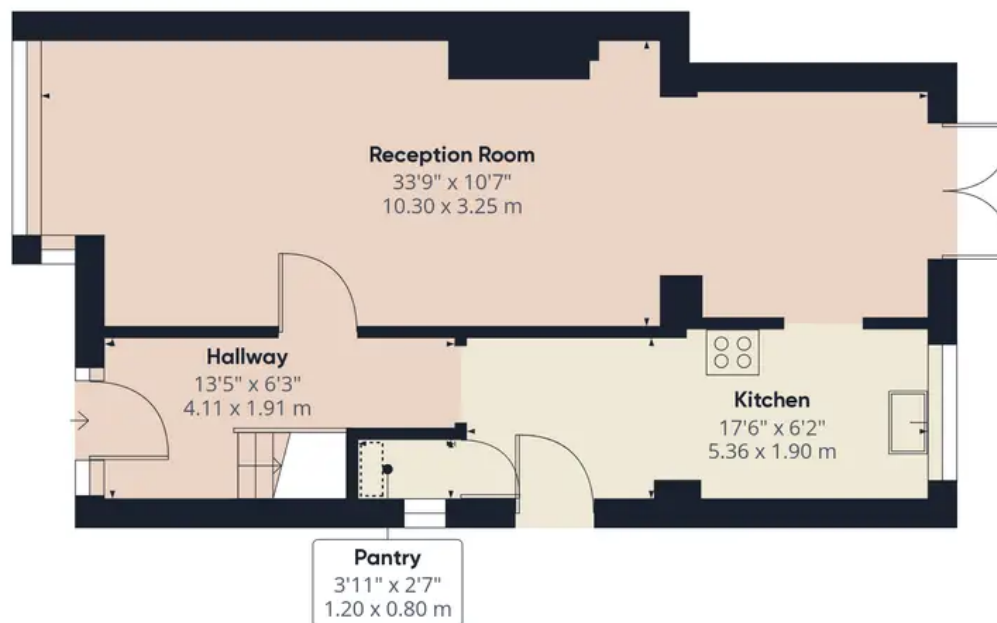
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Coppull Branch

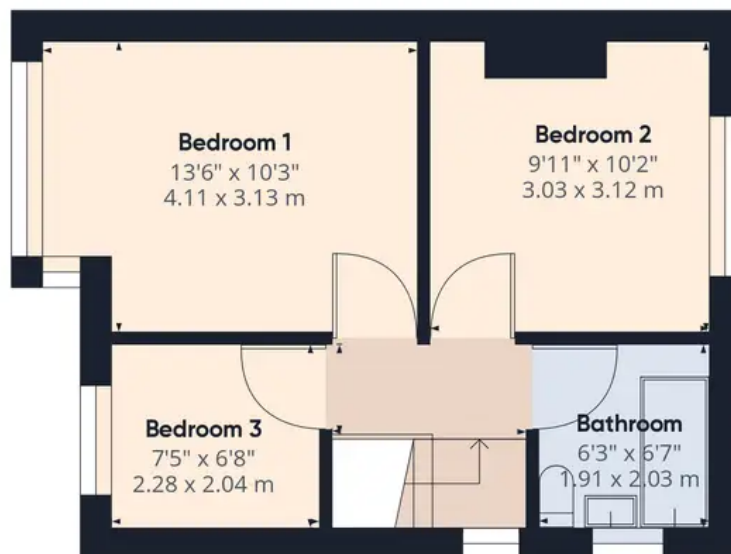
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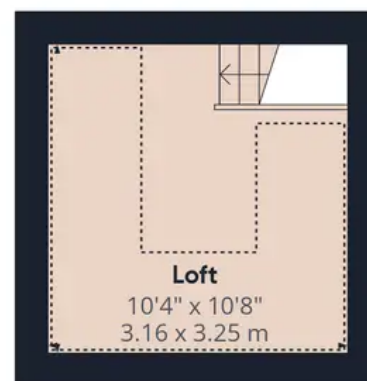




Floor 1



Floor 2



Floor 3

Approximate total area⁰

995.65 ft²

92.5 m²

Reduced headroom

72.75 ft²

6.76 m²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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