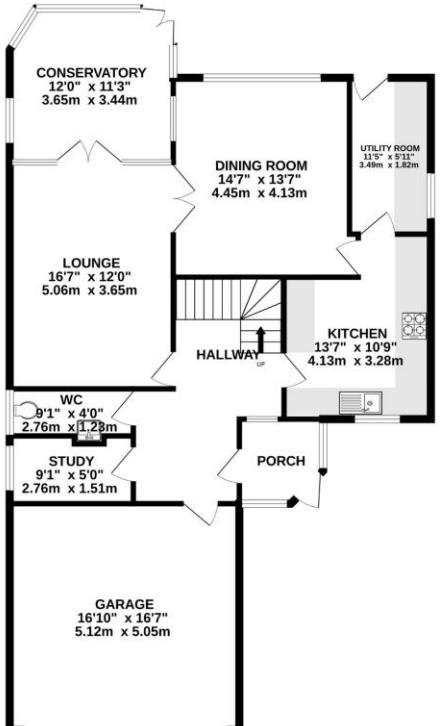




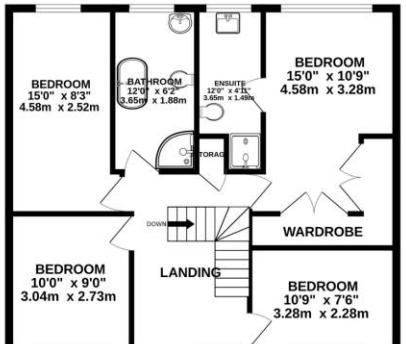
TRACY PHILLIPS

Estates

GROUND FLOOR
1244 sq.ft. (115.5 sq.m.) approx.



1ST FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1953 sq.ft. (181.4 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 inaccuracy. Prospective purchasers should note that these dimensions should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Measures with internal walls.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

TRACY PHILLIPS

Estates



Asking Price: £400,000

Pear Tree Avenue, Coppull, Chorley PR7 4NL



Pear Tree Avenue is a lovely and established family home, positioned at the very end of this popular estate within a small, peaceful cul-de-sac of homes. The cul-de-sac is bordered by open fields, giving the property a wonderfully private and rural feel. This handsome home has been in the same family for many years and has been much loved, thoughtfully extended, and now offers approximately 1953 sq ft of versatile living space. It rests on a truly beautiful and extensive plot, edged by mature woodland to the rear.

The flowing layout is ideal for family life. A welcoming entrance hall with a returning galleried landing leads to a handy study and a ground-floor W.C., before opening into a cosy lounge with a feature fireplace. An adjoining conservatory enjoys views over the stunning gardens and provides a peaceful spot to relax. A separate dining room offers an ideal space for entertaining and leads through to the kitchen, which is fitted with a classic shaker-style suite, complete with eye-level ovens, induction hob and space for a dishwasher. A separate utility room houses larger laundry appliances and provides access to the garden.

The first floor centres around the impressive galleried landing, illuminated by an elegant arched window. The extended layout has been cleverly designed to include a large master bedroom, fitted with an excellent range of fitted wardrobes and with a spacious and stylish newly fitted en-suite shower room featuring smart vanity units and a contemporary walk-in shower. Three further bedrooms are arranged around the landing, along with a generous family bathroom fitted with a four-piece suite including a freestanding bath, separate shower, vanity wash hand basin and W.C.

Externally, the property stands on a gorgeous mature plot. It is approached via a double-width flagged driveway leading to a double garage, offering ample parking for several vehicles. There is pedestrian access to both sides of the home, while the rear garden is a tranquil haven featuring a mix of mature planting, trees, manicured lawns, patio areas and serene woodland-edge views.

Coppull is a thriving village with excellent access to the nearby market town of Chorley, while the village itself offers a good range of local shops and amenities. The nearby Yarrow Valley Park provides a peaceful setting for walking, wildlife watching, and outdoor pursuits.

Viewings of this delightful and beautifully presented home are highly recommended.





