



**Easy Home Sales**  
Independent Residential Sales Agents

**60 Park Road, Coppull**  
Chorley, PR7 5AH

- Three Double Bedrooms
- Fully Fitted Bathroom
- Two Reception Rooms
- Boasts Original Features

**£185,000**

EPC Rating 'C'







## Property Description

Situated on the outskirts of Chorley, this attractive three-bedroom property is located in the highly sought-after village of Coppull. The area offers a wonderful blend of rural charm and modern convenience, with excellent local amenities including schools, shops, leisure centres, and the stunning Yarrow Valley Country Park-perfect for walking, cycling, and enjoying the outdoors.

The home itself is full of character and original features, starting with a bright and airy porch with a tiled floor that leads into a welcoming hallway. The spacious living room benefits from a large bay window that floods the space with natural light and allows for excellent airflow, seamlessly flowing into a separate dining room-ideal for family gatherings or entertaining. The fully fitted kitchen includes a range of wall and base units and offers space for freestanding appliances, providing both functionality and style.







Upstairs, the first floor hosts two generously sized double bedrooms, both featuring original wooden flooring, along with a well-appointed family bathroom. On the second floor, you'll find a cosy third double bedroom, perfect as a guest room, home office, or private retreat.

To the rear of the property, the low-maintenance garden is fully flagged and includes a storage shed as well as double opening gates that provide convenient off-road parking.



This is a beautifully presented home that offers a perfect mix of character, space, and location-ideal for families, first-time buyers, or anyone looking for a peaceful yet well-connected place to live.







Do you have a property to sell?

If you have a property to sell or thinking of selling, we can offer a FREE market appraisal from our experienced sales team.

Please note:

Room and land measurements given in these property details are approximate and are supplied as a guide only and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Easy Home Sales cannot be held liable for any faults found. We endeavour to make our sales particulars and information provided as accurate and reliable as possible, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. No responsibility can be accepted for any expenses incurred by prospective purchasers, all information should be verified by the buyer's own solicitor and/or surveyor.

To arrange a viewing please call Easy Home Sales on 01257 791888.







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements