



## **Birch Road, Coppull, Chorley**

**Offers Over £179,995**

Ben Rose Estate Agents are pleased to present this charming three-bedroom semi-detached home, located on a quiet and friendly cul-de-sac in the sought-after area of Coppull, Chorley. The location is highly convenient, offering easy access to the motorway network, Chorley town centre, and the picturesque local countryside. Nearby amenities include reputable schools, local shops, and leisure facilities, making it an ideal spot for families and professionals alike.

Internally, the property briefly comprises a welcoming entrance porch that leads into a spacious lounge. The lounge features a large front-facing window and an open staircase leading to the upper level. From here, you enter the modern kitchen/diner, which includes an integrated oven and hob with ample space for freestanding appliances. There is plenty of room for a dining table, and the garden can be accessed through double patio doors.

Moving upstairs, you will find three well-proportioned bedrooms, two of which are doubles, as well as a three-piece family bathroom with an over-the-bath shower.

Externally, the front of the property boasts a paved driveway providing off-road parking for multiple vehicles. At the rear is a beautiful garden space consisting of low-maintenance flagged and stone patios, perfect for enjoying the outdoors.

Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.



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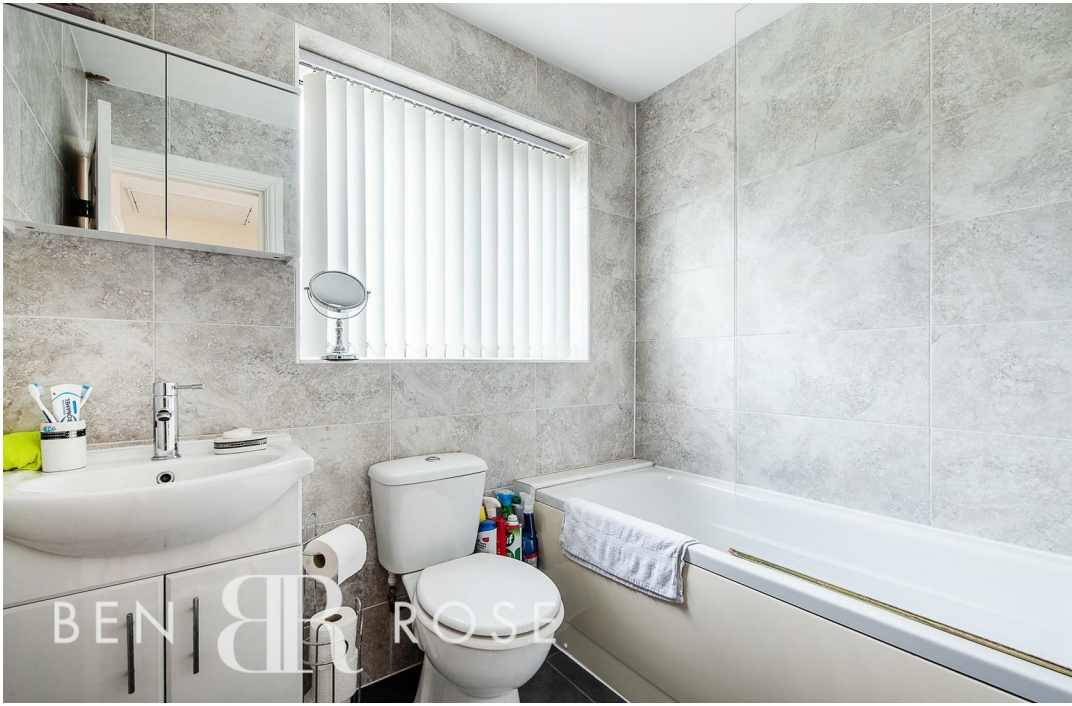
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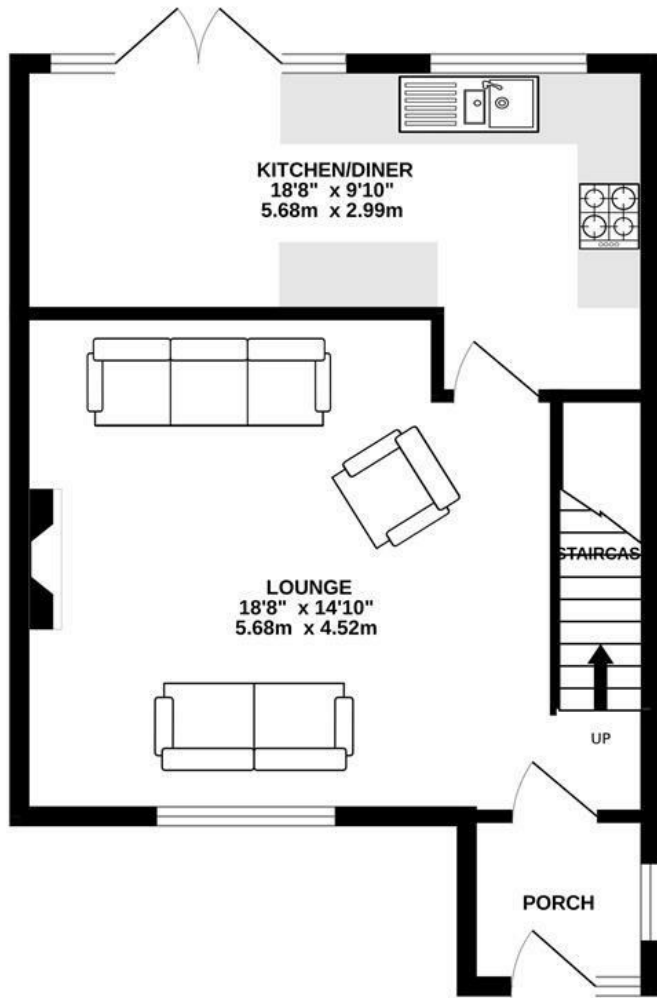




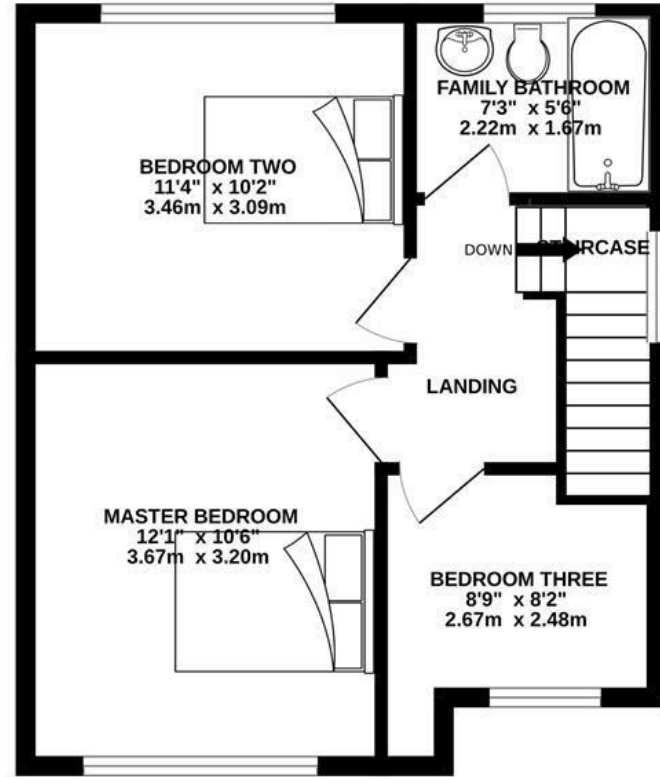


# BEN ROSE

GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.2 sq.m.) approx.

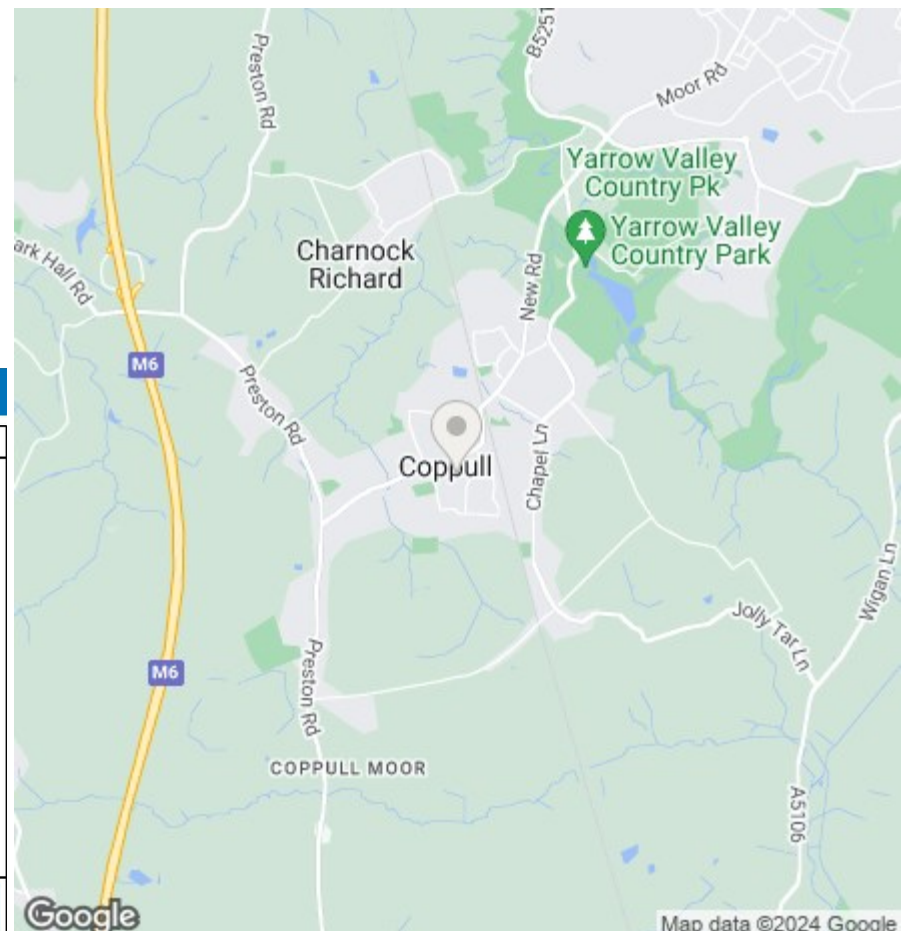


TOTAL FLOOR AREA : 838 sq.ft. (77.8 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	85
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	