



Poplar Drive, Coppull, Chorley

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached home, nestled in a quiet and sought-after area of Coppull, Chorley. This inviting property is ideal for families or professionals, offering a perfect balance of modern living and peaceful surroundings. Located just a short distance from Yarrow Valley Country Park, the home provides easy access to scenic walking routes and green spaces. Excellent local amenities, including shops, schools, and eateries, are within close reach, while convenient travel links such as local bus routes and the nearby M6 motorway ensure effortless commuting.

Stepping inside, you are welcomed into an entrance hallway that connects to all the main ground floor rooms. The spacious lounge boasts a large window that floods the space with natural light, creating a warm and inviting atmosphere. An electric fireplace serves as a charming focal point, making this room perfect for relaxation. A handy under-stair storage cupboard is also accessible from here. Moving through to the rear of the home, you'll find the newly refurbished kitchen, fitted in 2023 and still under warranty. This modern space features high-quality integrated appliances, including an induction hob, oven, fridge/freezer, and dishwasher. The kitchen seamlessly flows into the conservatory via sliding doors, offering an additional bright and airy living space with direct access to the rear garden through double doors.

Heading upstairs, the first floor comprises three well-proportioned bedrooms. The generous master bedroom benefits from three windows, allowing for plenty of natural light, and is further complemented by a private en-suite shower room with an additional window. Bedroom two is a spacious double with a pleasant outlook, while bedroom three offers flexibility as a single bedroom, nursery, or home office. A stylish three-piece family bathroom completes this floor, featuring a bathtub, washbasin, and WC.

Externally, the property boasts a driveway to the front, providing off-road parking for up to two cars. The rear garden offers a perfect mix of practicality and relaxation, featuring a paved stone patio ideal for outdoor dining, along with a well-maintained grass lawn. A garden shed provides additional storage space. With its modern interior, fantastic location, and excellent outdoor space, this home is a wonderful opportunity for buyers seeking comfort and convenience.





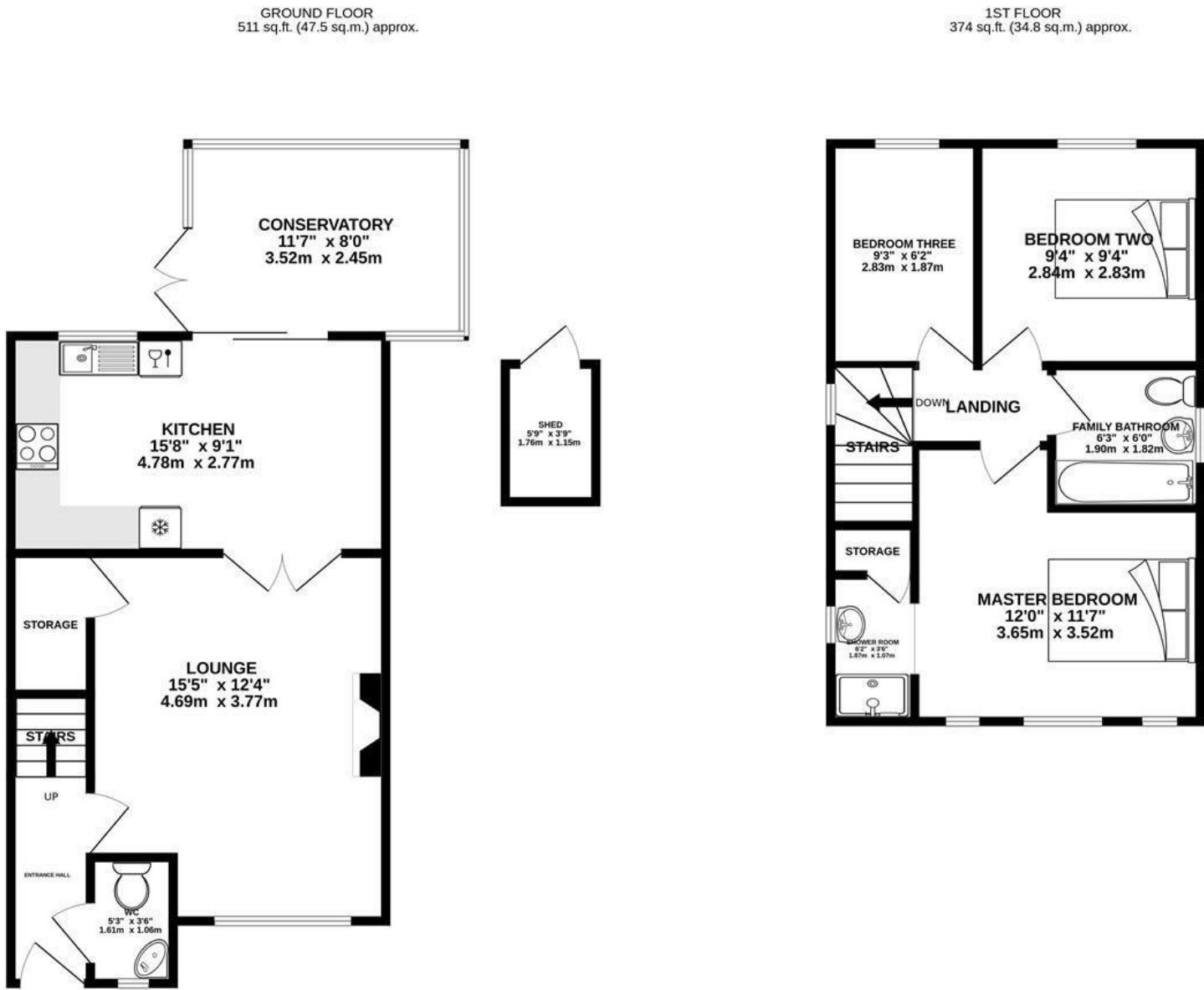








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TOTAL FLOOR AREA : 886 sq.ft. (82.3 sq.m.) approx.

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) A	71	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		