



Coppull Moor Lane, Coppull, Chorley

Offers Over £259,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, end-terrace cottage, dating back to 1886. Steeped in history and full of traditional features, this delightful home offers a perfect blend of period charm and modern convenience. Nestled in the heart of Coppull, the property boasts field views to the rear, making it an ideal choice for families seeking a peaceful yet well-connected location. Coppull itself offers a range of amenities, including local shops, well-regarded schools, and leisure facilities. Excellent transport links are within easy reach, with nearby bus routes providing access to Chorley, Wigan, and beyond. The M6 and M61 motorways are also just a short drive away, offering convenient travel across the North West.

Stepping inside, you are welcomed into the main entrance hall, setting the tone for the rest of the home. The spacious front lounge is bathed in natural light from the bay-fronted window and features a beautiful fireplace, creating a warm and inviting atmosphere. Moving through, the sizeable dining room provides ample space for a large family dining table and boasts another feature fireplace with a multi-fuel burner—perfect for cosy evenings. A convenient WC is located just off the dining area, and a unique set of feature steps leads up to the main staircase. Completing the ground floor is the well-appointed kitchen, which includes an integrated oven and space for additional freestanding appliances.

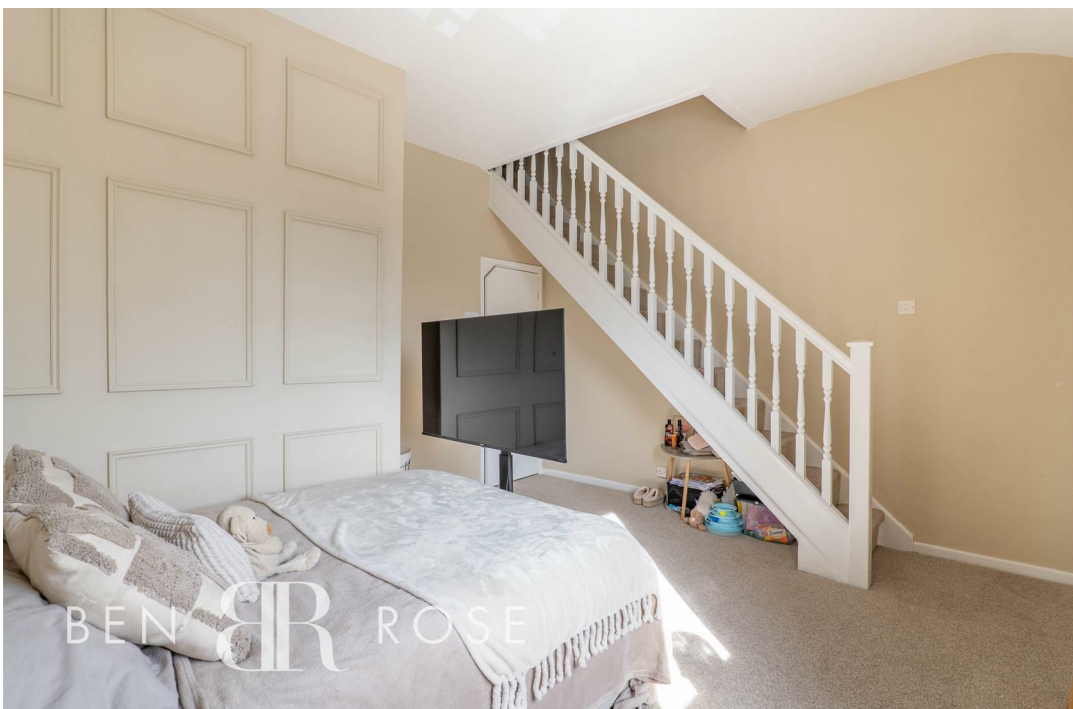
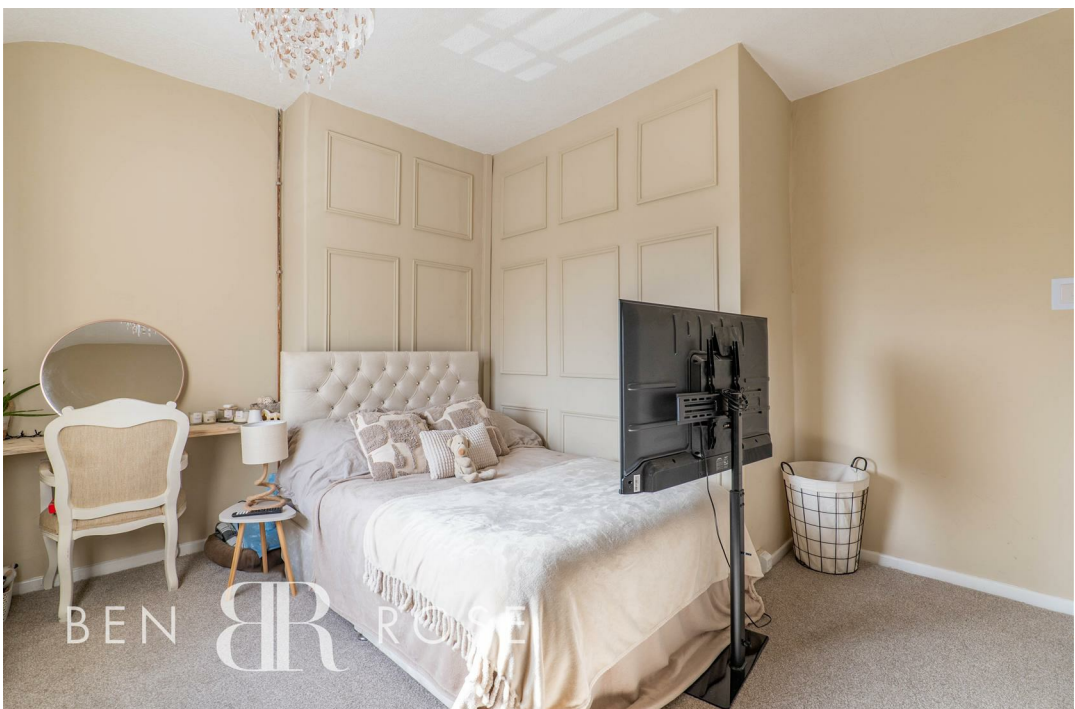
Ascending to the first floor, you'll find three generously sized double bedrooms, each offering ample space for storage and personalisation. The master bedroom benefits from its own staircase leading up to a versatile loft room, which could serve as a home office, playroom, or additional living space. Bedrooms two and three enjoy picturesque views over the open fields to the rear, adding to the home's appeal. The family bathroom features a four-piece suite, providing both a bathtub and separate shower for added convenience.

Externally, the property has on-road parking to the front, while to the rear, a private garage can be accessed via a nearby side road. The rear garden is designed for low-maintenance living, with a fully paved layout that offers a secluded space to relax and unwind.

With its period features, spacious interiors, and excellent location, this beautiful cottage is a fantastic opportunity for families looking to settle in a characterful and well-connected home.













BEN ROSE





TOTAL FLOOR AREA: 1324 sq.ft. (123.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(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 CO ₂ 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 CO ₂ emissions		
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