



Chapel Lane, Coppull, Chorley

Offers Over £159,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom, mid-terrace home located in the heart of Coppull, Lancashire. Bursting with traditional character and timeless features, this lovely home would be ideally suited to first-time buyers looking to take their first step onto the property ladder. Set in a peaceful residential area, the home enjoys excellent access to a range of local amenities including shops, cafes, and schools. For those who commute, there are regular bus links through the village, with nearby train stations in Chorley and Adlington offering direct routes into Preston, Manchester, and beyond. The M6 and M61 motorways are just a short drive away, making this a great location for those needing convenient travel links. Nearby attractions such as Yarrow Valley Country Park and the bustling market town of Chorley provide plenty of leisure opportunities close to home.

As you enter the property, you're welcomed into a small yet practical vestibule that opens into the spacious front lounge. This inviting space boasts integrated storage and is beautifully finished by a stunning Victorian range that adds both warmth and character to the room. Moving towards the rear of the home, you'll find the open-plan kitchen/diner – a bright and functional area offering ample space for freestanding appliances, as well as an integrated dishwasher for added convenience. There's plenty of room here for a family dining table, making it the perfect spot for both everyday meals and entertaining. Off the kitchen lies a handy utility room, complete with a stable-style door leading out to the rear yard, ideal for keeping laundry and household tasks tucked away. The property also benefits from the under-stairs space being utilised as a desk space as well as a storage space.

Upstairs, the home continues to impress with a generously sized master bedroom that stretches the full width of the property. This room offers plenty of natural light and space for additional furnishings. The second bedroom being generous in size was used comfortably as a double bedroom for a long time. Completing the first floor is a traditional three-piece family bathroom, which features a classic bath with an over-bath shower, maintaining the home's charming period feel while offering modern practicality.

Externally, the property benefits from on-road parking to the front with much better parking than usual for a terraced house, set along a quiet residential street. To the rear, you'll find a delightful and private yard with multiple seating areas – perfect for relaxing or entertaining outdoors. Plant beds line the edges, adding a splash of colour, while access to the private road behind the home offers added convenience. Adding to the appeal of this property is the uniqueness of there being no buildings on the opposite side of the road to the front, and with the allotment space to the rear giving a green and open view.

This is a wonderfully presented property that blends traditional charm with comfortable, modern living – an ideal choice for those looking to settle in a friendly and well-connected village location.







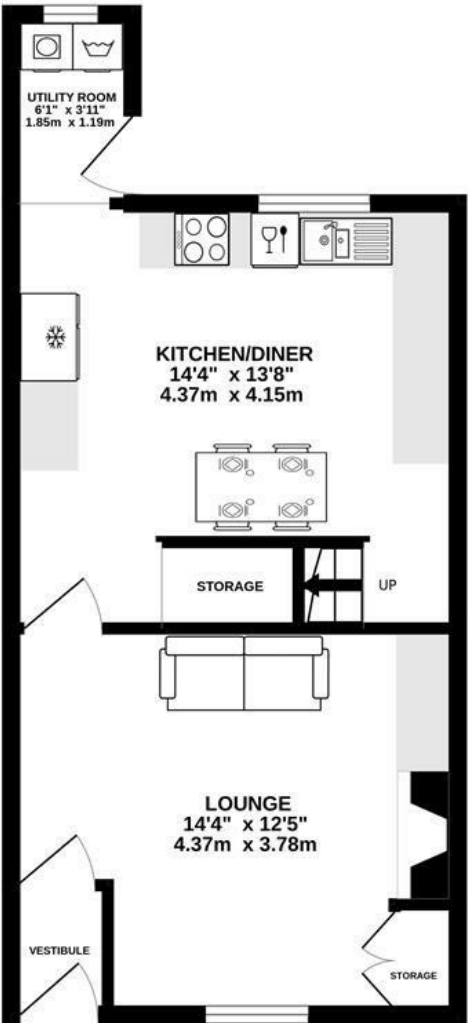




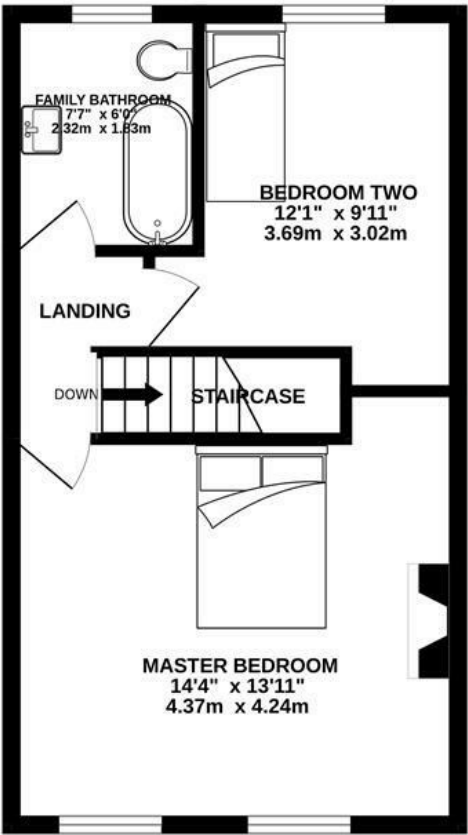


BEN ROSE

GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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 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		
(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		
England & Wales	EU Directive 2002/91/EC	

