



Chapel Way, Coppull, Chorley

Offers Over £234,995

Ben Rose Estate Agents are pleased to present to market this stunning, three-bedroom, semi-detached property situated towards the end of a quiet cul-de-sac in the charming village of Coppull. This lovely home is perfect for families, occupying one of the more secluded plots on the estate and even comes with a small piece of extra land located across from the property. It is conveniently located near local amenities such as shops, cafes, and schools, and offers easy access to both the towns of Chorley and Wigan, making it an ideal choice for those needing good travel links.

Upon entering the home, you are welcomed by the entrance hall with a staircase leading to the first floor. The spacious front lounge offers ample room for a corner settee suite, creating a cosy family space. Moving through, you will find the modern kitchen/diner, which boasts integrated appliances including a fridge/freezer, dishwasher and an oven, along with plenty of dining space. The kitchen/diner also features French doors that provide access to the garden, perfect for indoor-outdoor living. Additionally, the ground floor benefits from a convenient utility room with through access to the downstairs WC.

The first floor hosts three versatile bedrooms. The master bedroom is a relaxing space with its own private en-suite bathroom. The third bedroom benefits from integrated storage and provides the flexibility to be used as a study or guest room. A three-piece family bathroom completes the first floor, catering to all your family's needs.

Externally, the property has a driveway, ensuring ample off-road parking for two cars. The rear garden is of a generous size, primarily lawned throughout, offering plenty of space for outdoor activities. It features a decked patio area at the rear, perfect for social gatherings or relaxing, while tall fencing provides an added sense of seclusion and privacy. Across from the home there is also another lawn.

This delightful home, with its spacious interiors, modern amenities, and ample exterior space, is perfect for family living in a secluded yet well-connected location.







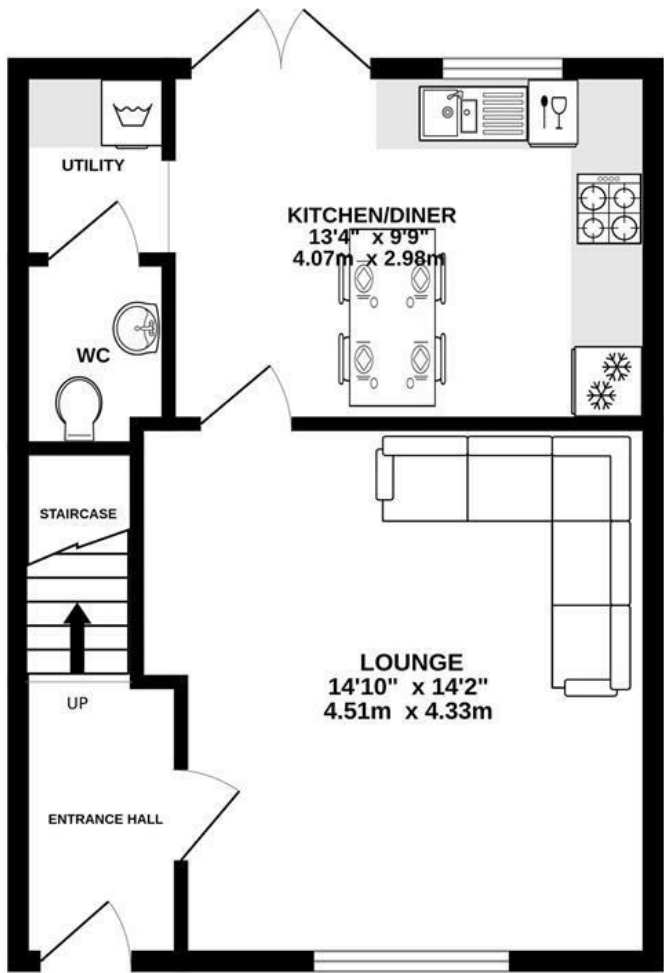




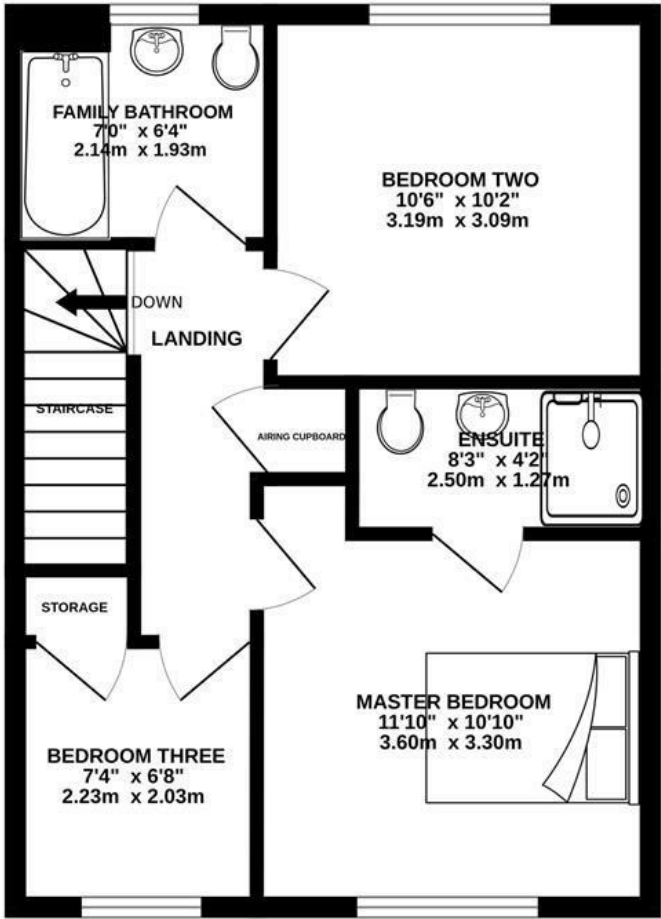


BEN ROSE

GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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) 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 | |

