



Oakwood Road, Coppull, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this lovely three-bedroom, semi-detached property located in a quiet cul-de-sac in the popular village of Coppull. This well-presented home would make an ideal purchase for first-time buyers looking for a comfortable home close to local amenities and countryside walks. The property is perfectly situated within easy reach of both Chorley and Standish, offering a variety of shops, schools, and leisure facilities. Excellent travel links are available via nearby bus routes and the M6 and M61 motorways, while Chorley train station provides direct connections to Manchester and Preston. For those who enjoy the outdoors, Yarrow Valley Park and Birkacre Garden Centre are both within walking distance, offering beautiful green spaces and local attractions.

Stepping through the vestibule, you are greeted by a welcoming entrance with the staircase just off to the side. The spacious lounge/diner is situated to the front of the home and features a large bay window that fills the room with natural light, along with a central fireplace that creates a cosy focal point. This generous space offers ample room for both living and dining furniture, making it perfect for relaxing or entertaining. Towards the rear of the property, you'll find the fitted kitchen, which provides access to a handy under-stair storage cupboard and leads through to the four-piece family bathroom, complete with both a bath and separate shower for added convenience.

Moving upstairs, the first floor houses three well-proportioned bedrooms. Bedroom two benefits from fitted wardrobes, providing useful storage space, while the remaining bedrooms offer flexibility for a growing family or guests. Completing the first floor is a separate study, ideal for those working from home or in need of a quiet space for reading or hobbies.

Externally, the property features a driveway to the front providing off-road parking for two cars, with a pathway extending down the side of the home for added accessibility. To the rear, you'll find a good-sized garden featuring a patio area perfect for outdoor seating and dining, leading onto a well-maintained lawn that enjoys a good degree of privacy.

Overall, this charming home combines comfort, practicality, and a peaceful setting, making it a fantastic choice for first-time buyers looking to settle in a friendly and well-connected community.







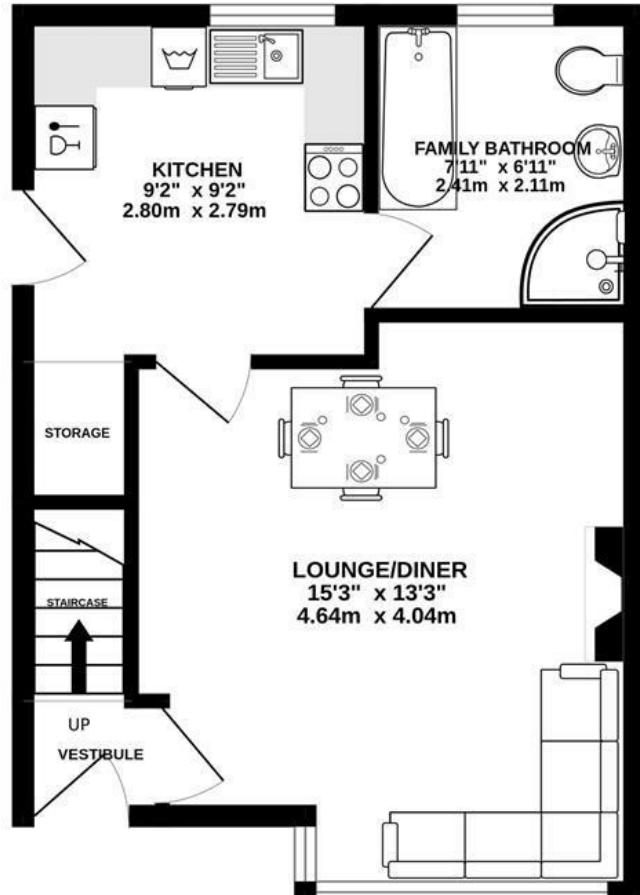




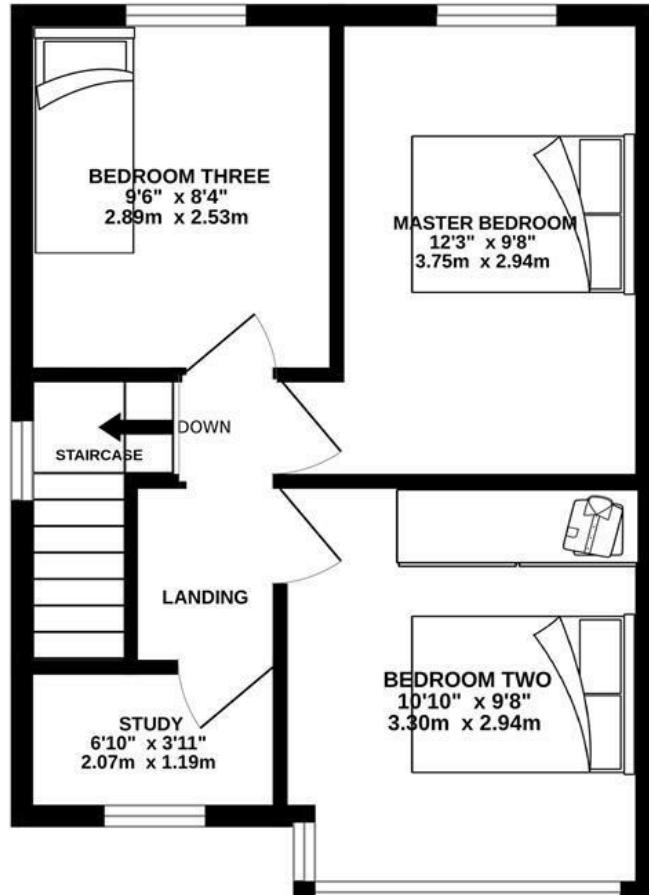


BEN ROSE

GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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	62	71
(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	

