



## Burrow Road, Coppull, Chorley

**Offers Over £249,995**

Ben Rose Estate Agents are pleased to present to market this modern semi detached home, newly built in December 2025 and situated within a popular residential development in Coppull. This beautifully finished property offers contemporary living throughout and is perfectly suited to families seeking a move-in ready home. Ideally positioned close to Coppull village, residents can enjoy a selection of local shops, pubs and schools, while excellent bus links provide easy access to Chorley and Wigan. The nearby M6 and M61 motorways also offer convenient routes for commuters, with Standish just a short drive away.

Stepping inside, you are welcomed by a bright entrance hall that leads into the spacious lounge positioned at the front of the home, offering a comfortable space to relax. To the rear, the property opens into a modern kitchen and dining area, fitted with a range of contemporary units and integrated appliances including a fridge/freezer, dishwasher and gas hob. This space is ideal for both everyday living and entertaining, with French doors providing access to the rear garden and allowing natural light to flow through. Just off the kitchen is a useful utility room, offering additional storage and workspace, along with a convenient WC.

To the first floor, the property offers three well proportioned bedrooms. The master bedroom is a generous double and benefits from a private ensuite shower room. A second double bedroom provides ample space for family or guests, while the third bedroom is ideal as a child's room or home office. Completing the floor is a modern three piece family bathroom featuring a newly fitted over bath shower.

Externally, the property benefits from a tarmac driveway to the front providing off road parking for two vehicles and electric vehicle charge point. To the rear is a private garden with a paved patio area, artificial lawn and high fencing, creating a secure and low maintenance outdoor space. As a recently built home, it offers modern efficiency, stylish finishes and excellent peace of mind for prospective buyers.





















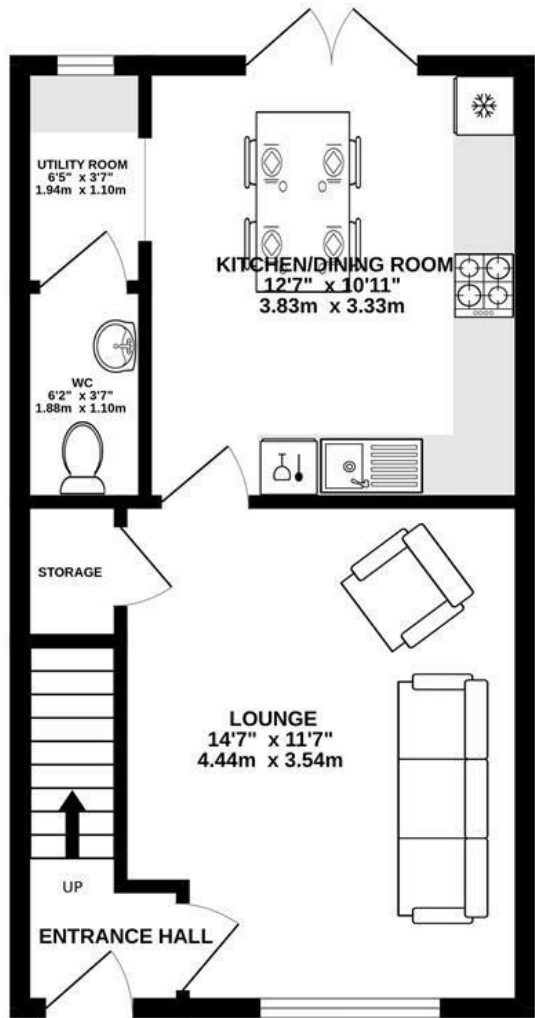




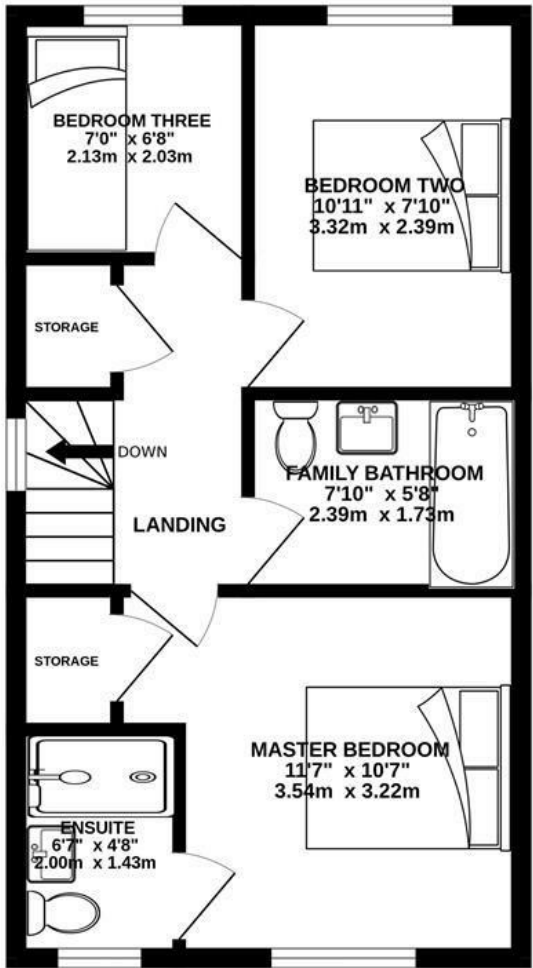


# BEN ROSE

GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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 |                         |           |
|                                             | 87                      | 93        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

