



Chapel Lane, Coppull, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this three bedroom semi-detached home situated in a popular residential area of Coppull, Lancashire. Ideally suited for families. Located just a short distance from local shops, primary and secondary schools, and green spaces, the home is perfectly positioned for those looking to settle in a community-focused neighbourhood. Excellent travel links are close by, including Chorley and Adlington train stations, regular bus routes through the village, and easy access to the M6 and M61 motorways – making commuting to Manchester, Preston, or surrounding areas both simple and efficient.

As you step into a bright and spacious lounge – a perfect space for relaxing with the family. Moving through to the rear, you'll find the open-plan kitchen/diner, ample worktop and cupboard space, and room for a family dining table. Patio doors provide easy access to the garden while allowing plenty of natural light to flow in. There's also handy under stair storage located just off the main kitchen – ideal for coats, shoes, or everyday essentials.

The first floor hosts three well-proportioned bedrooms, each offering comfortable accommodation for a growing family. These versatile rooms can easily serve as children's bedrooms, a home office, or a guest room depending on your needs. Completing this floor is a bathroom/shower room.

Externally, the home offers a private driveway to the front. To the rear is a secluded, fully enclosed garden – ideal for children to play or for enjoying outdoor dining.







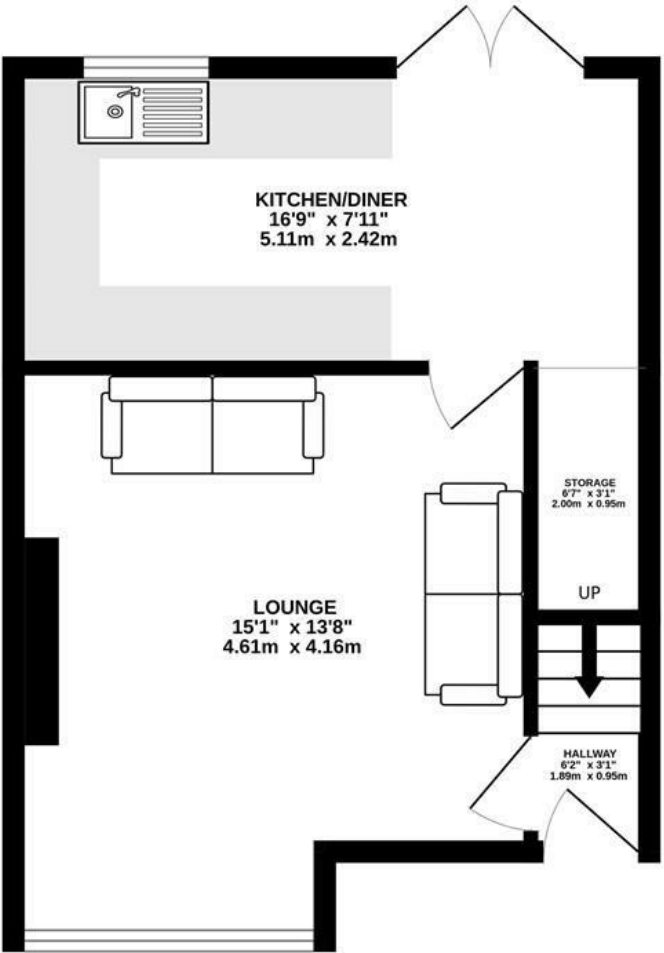




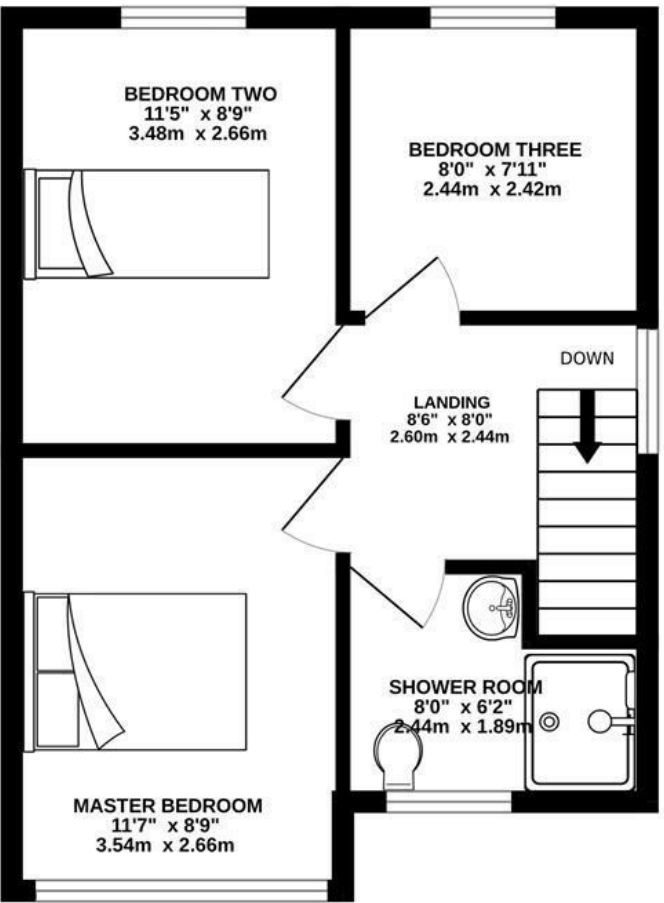


BEN ROSE

GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 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		
	65	72
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	

