BEN ROSE



Chapel Lane, Coppull, Chorley

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to market this beautiful Victorian semi-detached family home in the sought-after village of Coppull, offering an appealing blend of period charm, original character features and thoughtfully updated living spaces. Boasting three well-proportioned bedrooms, versatile reception accommodation and a generous, private rear garden, this distinctive home offers an inviting setting for families looking for a property with both personality and practicality. Original details, including decorative coving, a period ceiling arch, geometric tiled flooring and leaded stained-glass windows, create a wonderful sense of heritage, complemented by a modern fitted kitchen and a spacious four-piece family bathroom. Ideally positioned for village life, the property benefits from convenient access to local shops, schools, everyday amenities and nearby green spaces. The neighbouring town of Chorley provides a wider selection of supermarkets, independent retailers, cafés, restaurants and leisure facilities, while the surrounding Lancashire countryside offers opportunities for walking and outdoor recreation. For commuters, Chorley railway station provides services towards Preston, Manchester and beyond, with Buckshaw Parkway also serving the wider area. Regular bus services connect Coppull with neighbouring towns and villages, while the nearby M6 and M61 motorways offer convenient road links throughout the North West, making this an attractive location for families seeking a balance of village surroundings and accessibility.

Stepping inside, the welcoming vestibule leads through to a bright and airy reception hall, where decorative geometric tiled flooring and an elegant period ceiling arch immediately establish the home's Victorian character. The staircase rises from here, while access is provided through to the main lounge diner. This spacious and versatile living area benefits from a south-facing side window, allowing natural light to enhance the room throughout the day, while glazed double doors at the rear open directly onto the patio and garden, creating a lovely connection between indoor and outdoor living. A large opening leads through to the front lounge, allowing the reception spaces to flow naturally while retaining the flexibility to create separate areas for relaxing and entertaining. The lounge diner also features an inset fireplace within the chimney breast, complemented by exposed brickwork, providing an attractive focal point ready for a buyer to personalise, alongside integrated storage cupboards beneath the window. Double doors opposite the kitchen entrance reveal useful understairs storage, helping to keep everyday essentials neatly tucked away. Continuing into the front lounge, the period character becomes even more apparent, with original decorative coving framing the ceiling and a striking bay window incorporating leaded stained glass. This charming reception room offers a warm and inviting setting for quieter evenings or more formal entertaining. Completing the ground floor is the generously proportioned kitchen breakfast room, fitted with a modern range of units and integrated appliances to create a practical yet stylish space for family life. A breakfast bar provides an ideal spot for informal dining or morning coffee, while the room offers ample space for a larger dining arrangement. Polished tiled flooring gives the kitchen a clean, contemporary finish, and a large side-facing window overlooks the patio, bringing in plenty of natural light. An external door provides direct access to the rear garden, making outdoor dining and entertaining particularly convenient.

Ascending to the first floor, the landing leads to three well-proportioned bedrooms and an impressive four-piece family bathroom. The generous master bedroom is positioned to the front of the property and benefits from dual front-facing windows, creating a bright and spacious atmosphere while enhancing the room's sense of character. Bedroom two is situated to the rear and features a large south-facing window, allowing natural light to fill the space, together with a substantial integrated storage cupboard which houses the boiler. Bedroom three, positioned alongside the master bedroom, also enjoys a south-facing window and offers flexibility for use as a child's bedroom, guest room or home office, depending on the needs of the household. Completing the first floor is the large four-piece family bathroom, which combines traditional charm with practical modern comforts. The suite comprises a beautiful roll-top bath and a generous walk-in shower fitted with an electric shower, complemented by tiled flooring and a decorative feature tiled wall. The room provides a spacious and characterful setting for both busy family mornings and a more relaxing end to the day.

Externally, the property benefits from a tarmacked driveway providing off-road parking for two cars, extending down the side of the home where gated access leads through to the rear garden. To the front, a walled and gravelled garden adds further kerb appeal, with a mature hedge along the right-hand boundary providing greenery and a degree of screening. A flagged pathway winds through the garden towards the entrance, creating an attractive approach to this characterful home. To the rear, a generous patio area sits directly outside the kitchen, finished with 20mm porcelain outdoor tiles to provide an appealing space for outdoor dining, entertaining or simply enjoying the warmer months. This then leads onto a lawned garden, offering room for children to play and families to enjoy the outdoors, with a wooden garden shed positioned towards the rear for additional storage. Enclosed by fencing, the garden offers a private and secluded setting with plenty of scope for buyers to make the space their own. Blending attractive Victorian features with spacious reception rooms, a modern kitchen breakfast room, three bedrooms and a private family garden, this charming Coppull home presents a wonderful opportunity for buyers seeking a distinctive property with character, flexibility and room to grow.


















Family




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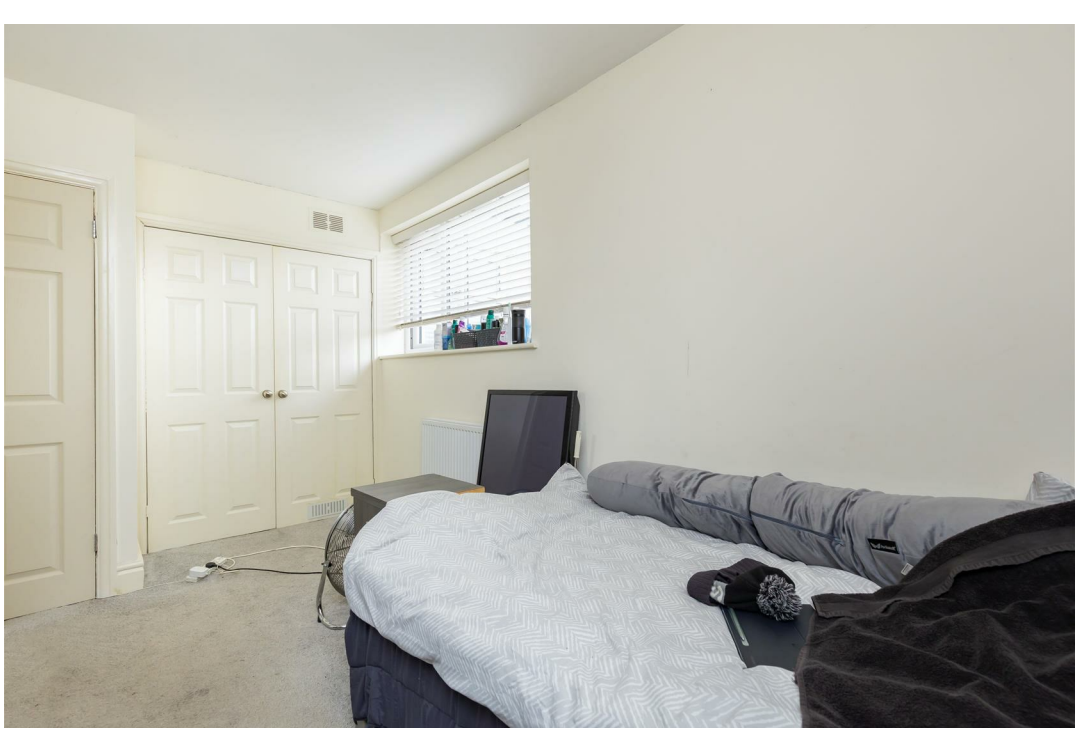














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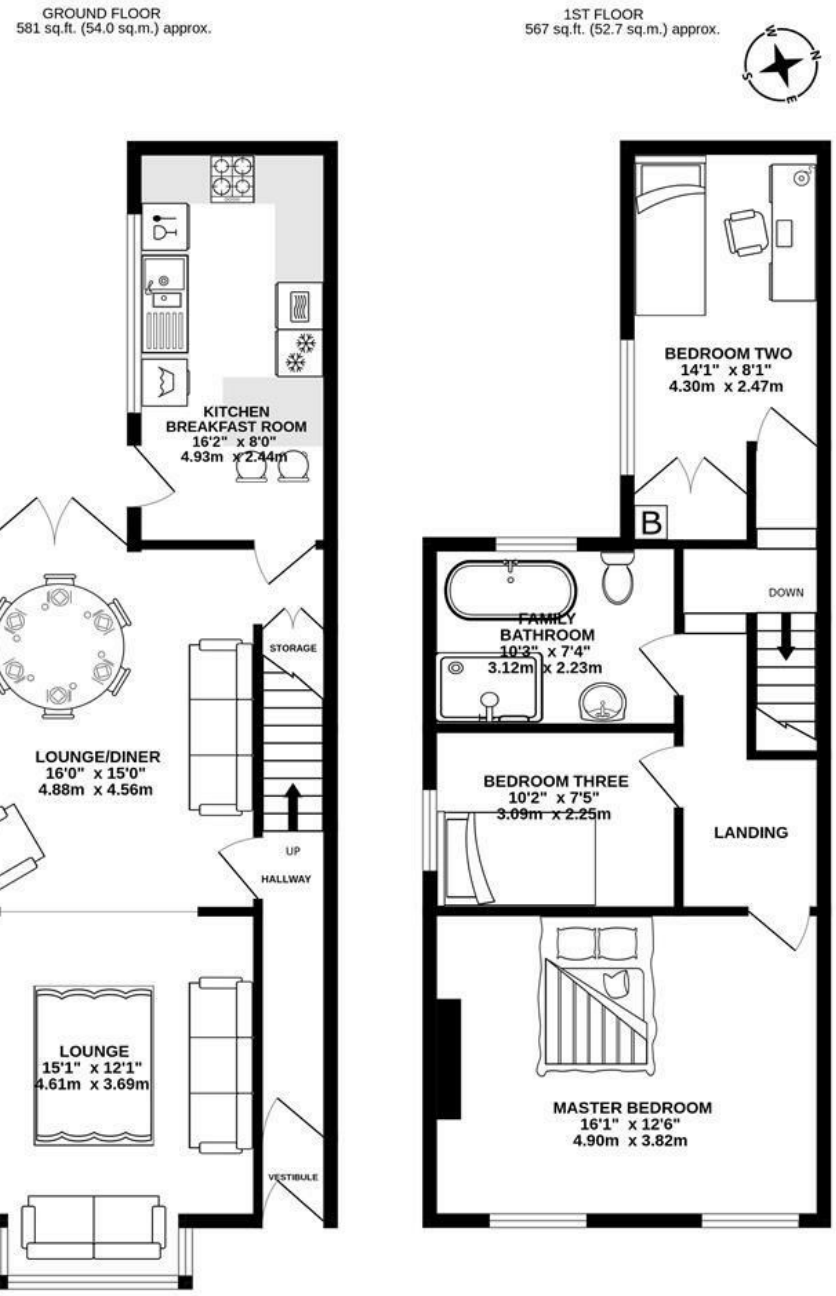








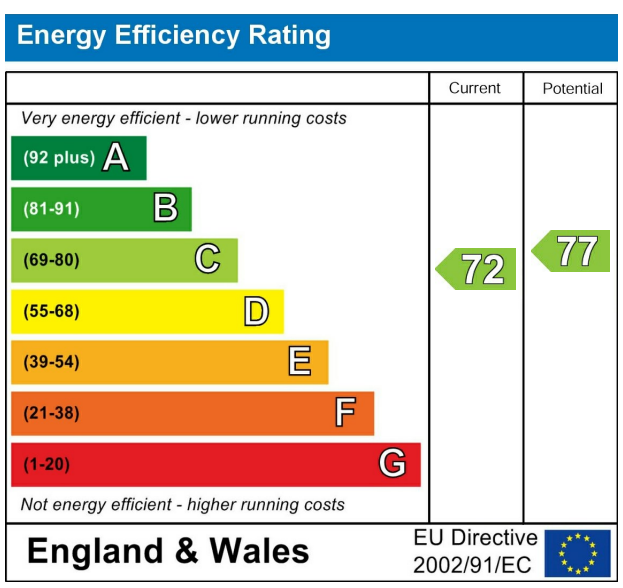
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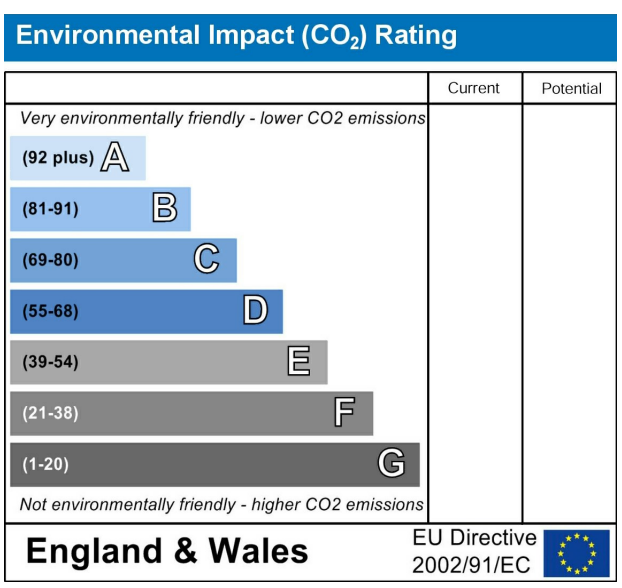


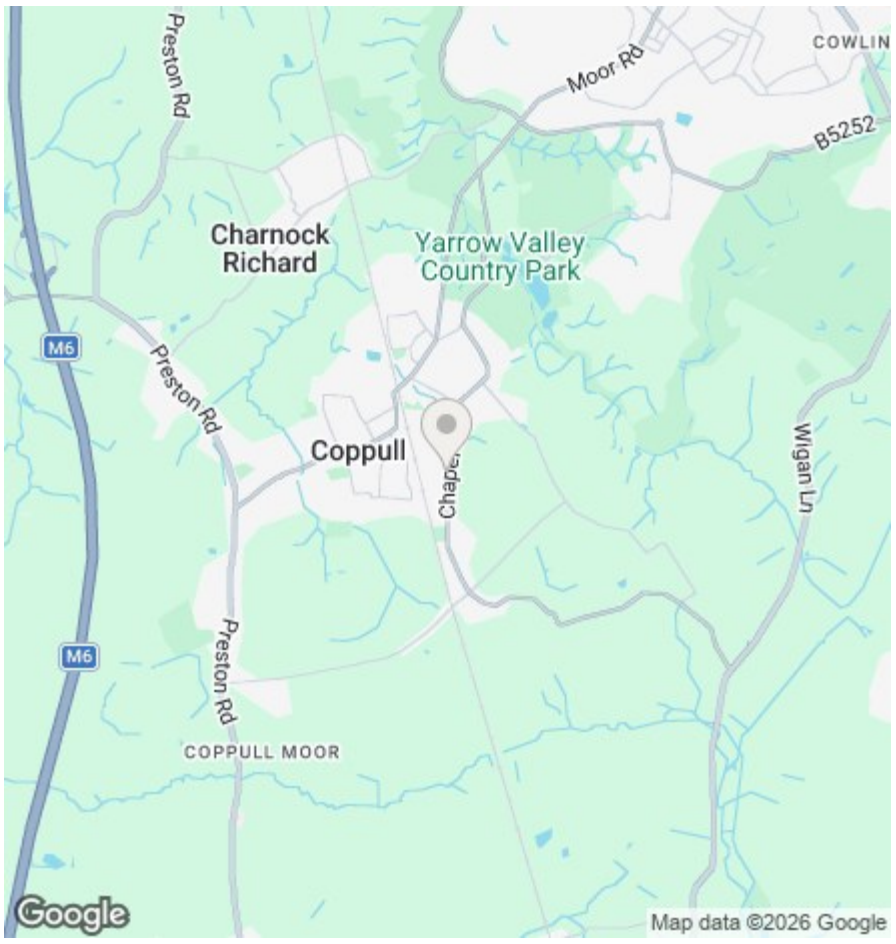
TOTAL FLOOR AREA : 1149 sq.ft. (106.7 sq.m.) approx.

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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