



Chapel Lane, Coppull, Chorley

Offers Over £149,995

Ben Rose Estate Agents are delighted to present to market this charming two-bedroom mid-terrace home, ideally situated in the heart of Coppull, Lancashire. Full of character, this lovely property is perfect for first-time buyers looking to take their first step onto the property ladder. Nestled in a popular and well-connected residential area, the home offers easy access to a host of local amenities including shops, cafes, and well-regarded schools. Excellent transport links make it an ideal location for commuters, with regular bus services through the village and nearby train stations in Chorley and Adlington providing direct routes to Preston, Manchester, and beyond. The M6 and M61 motorways are also within close reach for those travelling by car. For leisure and outdoor enthusiasts, Yarrow Valley Country Park and the vibrant market town of Chorley are just a short distance away, offering scenic walks, shopping, and dining options close to home.

As you step into the property, you're welcomed by a bright entrance hallway where an illuminated staircase leads to the upper level. To the left, you'll find a spacious and light-filled dining room overlooking the front aspect. It offers ample space for a family dining table and features double doors that open into the lounge. The generously sized lounge includes a charming log burner fireplace and flows seamlessly into the modern kitchen at the rear. The kitchen is fitted with an integrated oven and hob, with additional space for freestanding appliances. There is convenient access to understairs storage, and a single door leads out to the rear garden.

Upstairs, there are two well-proportioned double bedrooms, with bedroom two benefiting from integrated storage. A three-piece family bathroom with an over-the-bath shower completes this floor.

Externally, there is plenty of on-street parking at the front. To the rear, a good-sized, fully flagged garden provides a low-maintenance outdoor space to enjoy with a convenient brick shed for additional storage.







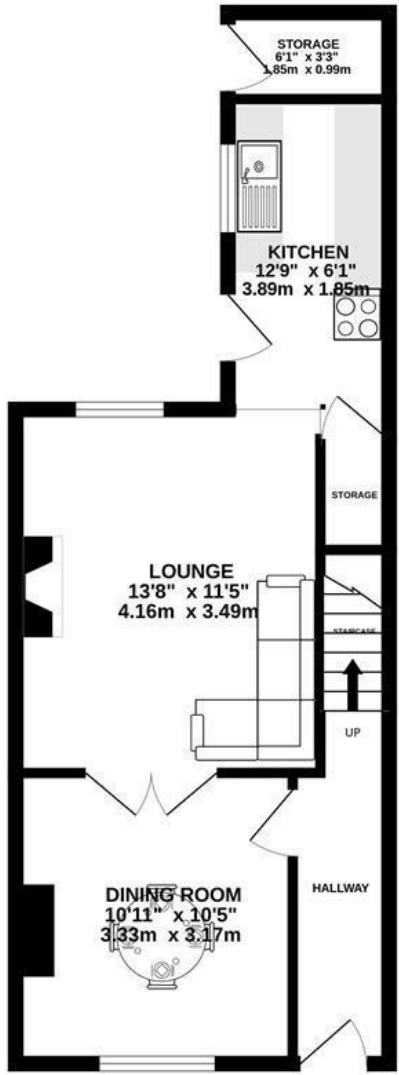




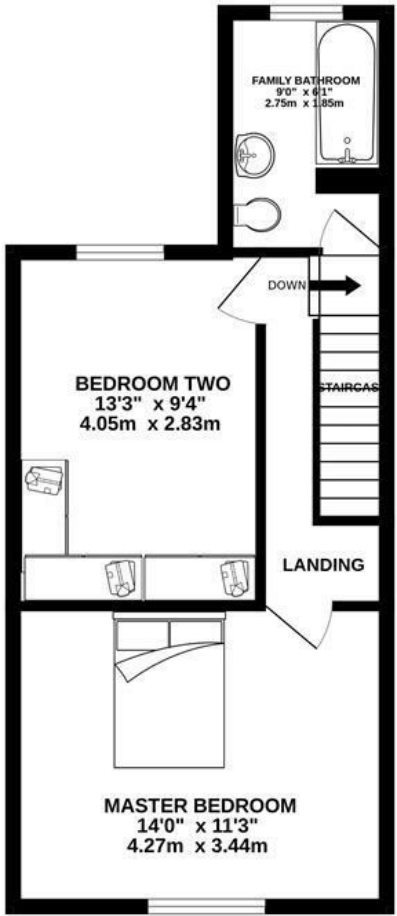


BEN ROSE

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.




1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 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	69	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	87
(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	