



Lancaster Street, Coppull, Chorley

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, semi-detached home offered with NO ONWARD CHAIN, situated in a quiet and popular area of Coppull, Lancashire. This lovely property would make an ideal purchase for first-time buyers or small families looking to step onto the property ladder. The home is conveniently located close to a range of local amenities including shops, schools, and eateries, with excellent travel links via nearby Chorley and Euxton train stations, as well as easy access to the M6 and M61 motorways. The surrounding towns of Chorley, Standish and Wigan are only a short drive away, offering further shopping and leisure opportunities, while local parks and countryside walks provide great options for weekend relaxation.

Stepping into the home, you're welcomed by a vestibule with the staircase immediately accessible and a door leading through to the spacious lounge. The lounge enjoys a cosy yet open feel, with plenty of room for family furnishings and a handy under-stair storage cupboard. Moving through to the rear of the home, you'll find the generously sized kitchen/diner that overlooks the beautiful garden. The kitchen features an integrated oven and hob, complemented by ample worktop and cupboard space, while the central area allows room for a large dining table—perfect for family meals or entertaining guests. Just off the kitchen is a useful storage room and a small hallway providing direct access to the rear garden.

To the first floor are three well-proportioned bedrooms, each offering comfortable living space with the flexibility to serve as guest rooms, children's bedrooms, or a home office. Completing the floor is a three-piece family bathroom with a fitted over-the-bath shower, creating a practical and functional space for daily use.

Externally, the property benefits from a private driveway to the front with space for two cars, adding to the convenience for modern family living. To the rear, you'll find a beautifully maintained and private garden, ideal for those who enjoy outdoor living. A large decked area immediately off the property provides the perfect setting for outdoor dining, while steps lead down to a well-kept lawn bordered by mature trees and shrubs. Towards the far end of the garden is another decked seating area, currently hosting a shed but equally suited for relaxation in the summer months.

This delightful home offers both comfort and practicality in a desirable location, making it an excellent opportunity for those looking to settle in a well-connected and friendly area of Coppull.

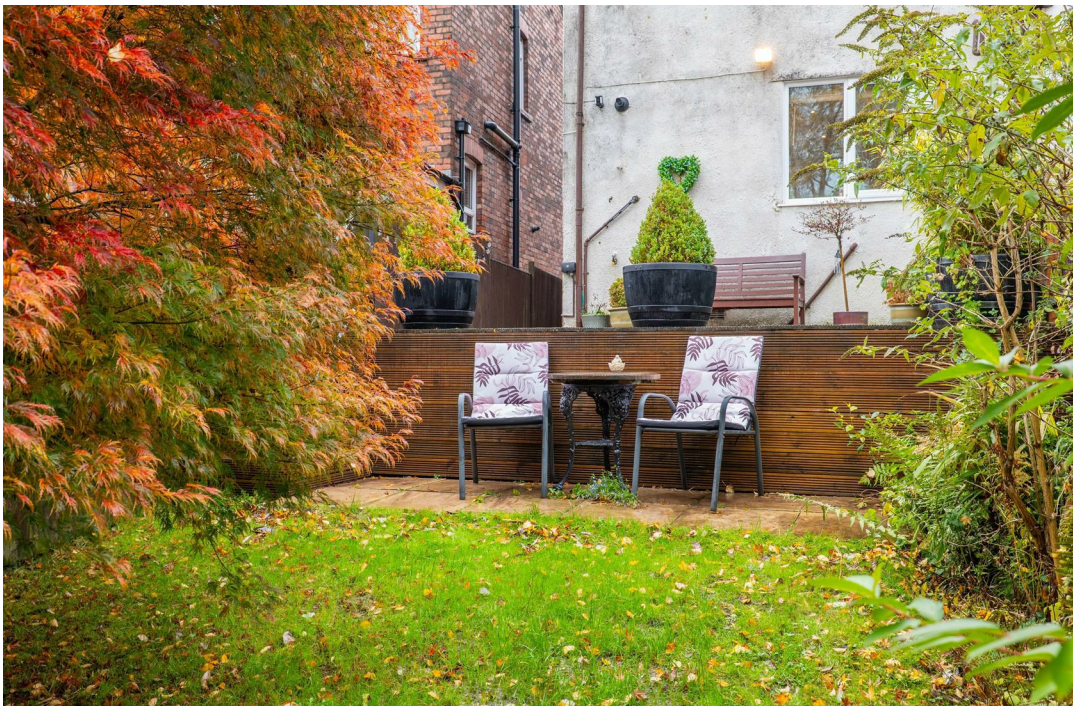






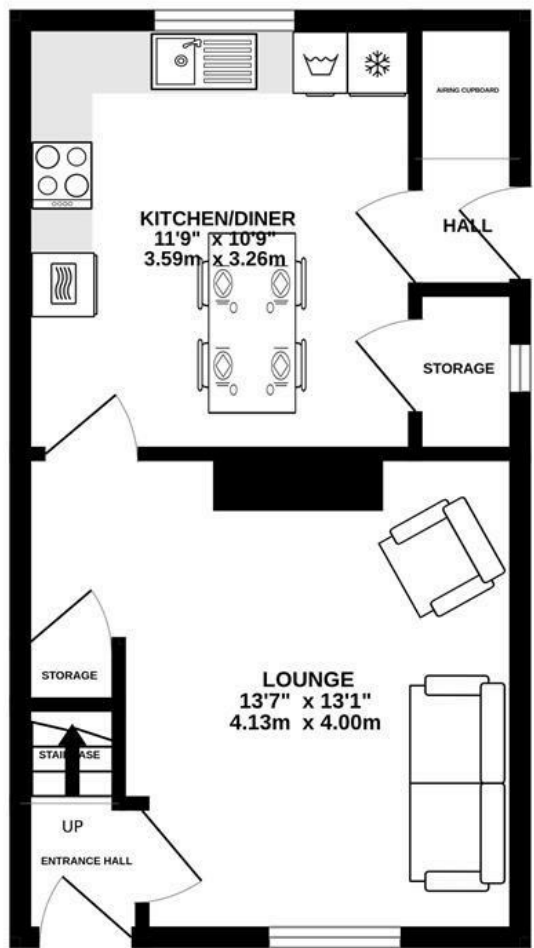




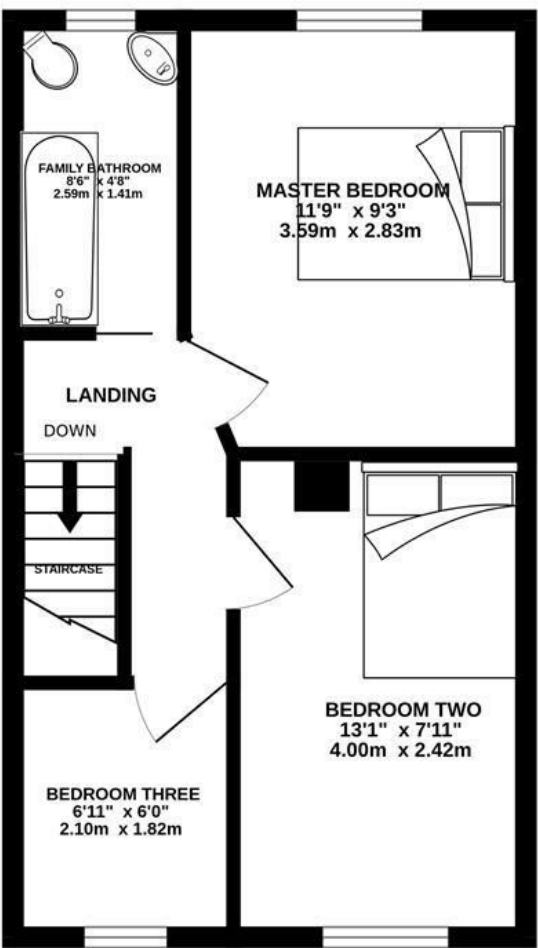


BEN ROSE

GROUND FLOOR
331 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.




TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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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		
	70	77
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 