



## **Spendmore Lane, Coppull, Chorley**

**Offers Over £154,995**

Ben Rose Estate Agents are delighted to present to the market this beautifully presented two-bedroom mid-terrace home, ideally located in the sought-after village of Coppull, Chorley. Perfectly suited to first-time buyers, couples, or small families, this charming property offers generous and well-arranged living accommodation throughout.

The home enjoys a convenient position within easy reach of Leyland and Chorley, both offering a wide range of shops, pubs, restaurants, and schools. For commuters, the property benefits from excellent transport links, including nearby access to the M6 and M61 motorways, regular bus routes to Chorley and Standish, and rail connections to Preston, Manchester, and Liverpool. The stunning Yarrow Valley Country Park is just a short distance away, providing scenic walks and open green spaces.

The property has undergone a range of recent refurbishments and upgrades, including newly fitted flooring and internal doors throughout, as well as stylish integrated storage solutions. It also benefits from upgraded smart Hive heating. Externally, the extension roof has been upgraded and a newly built brick shed provides additional storage. Styled with neutral décor, the home combines modern living with comfort and practicality.

Stepping into the property via the welcoming entrance porch, you are led into a spacious lounge featuring a charming central log burner, complemented by bespoke illuminated cabinetry. A large front-facing window with stylish fitted shutters allows plenty of natural light to fill the space. From here, you move through to the open-plan kitchen/diner, which offers ample storage and integrated appliances, including a new fridge/freezer and washing machine. The space is centred around a kitchen island with breakfast bar seating, and double patio doors lead out to the rear garden.

To the first floor, the property offers two well-proportioned double bedrooms, with the second bedroom benefiting from integrated storage. A modern three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, the property is set back from the road with a charming, low-maintenance front garden. To the rear is a generously sized garden featuring a stone patio and artificial lawn, creating an ideal space for relaxing or entertaining. Residential parking for two vehicles is available to the rear of the property.

Early viewing is highly recommended to avoid disappointment.







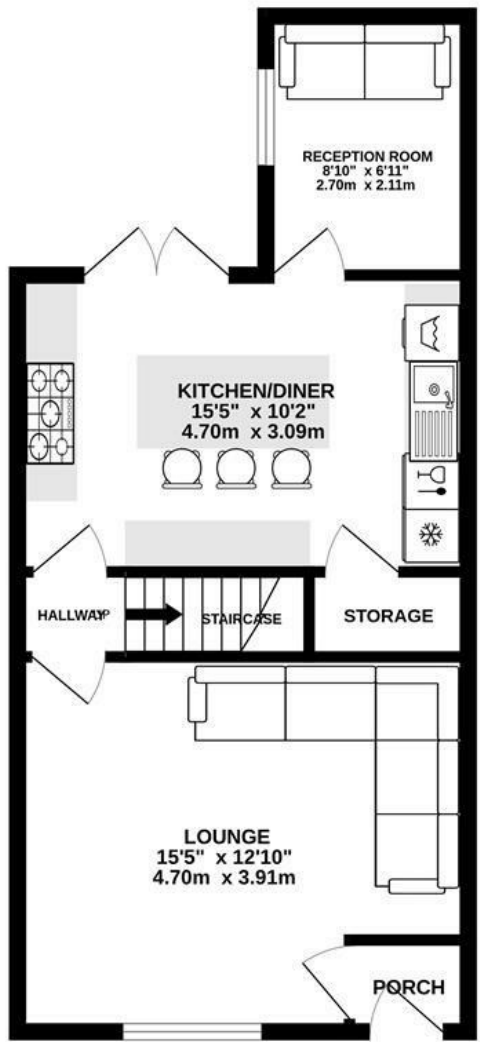




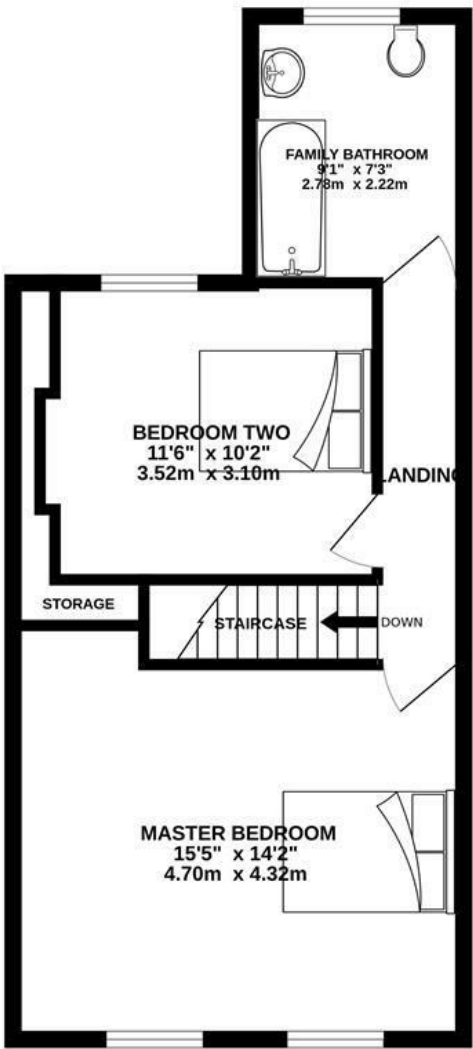


# BEN ROSE

GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 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.  
Made with Metropix ©2026



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 |                                                                                                             |           |
|                                             | 72                                                                                                          | 78        |
| 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  |           |

