



Park Road, Coppull, Chorley

Offers Over £219,995

Ben Rose Estate Agents are delighted to present this beautifully finished three-bedroom semi-detached home, perfectly situated in the highly sought-after village of Coppull, Lancashire. Tucked away in a peaceful residential area, this charming property makes an ideal home for small families. The location is well-served by a range of local amenities including reputable schools, convenient shops, and leisure facilities. For those who commute, excellent travel connections are within easy reach, with the M6 motorway and Chorley train station nearby, providing straightforward access to Preston, Manchester, and surrounding areas.

Upon entering the home, you're welcomed into a practical porch—an ideal space for coats and shoes—which leads into a generously sized entrance hall. The hallway offers access to most ground floor rooms, includes a staircase to the first floor, and benefits from useful under-stair storage. At the front of the property, the spacious lounge features a large bay window that floods the room with natural light and a cosy multi-fuel fire that serves as a striking focal point.

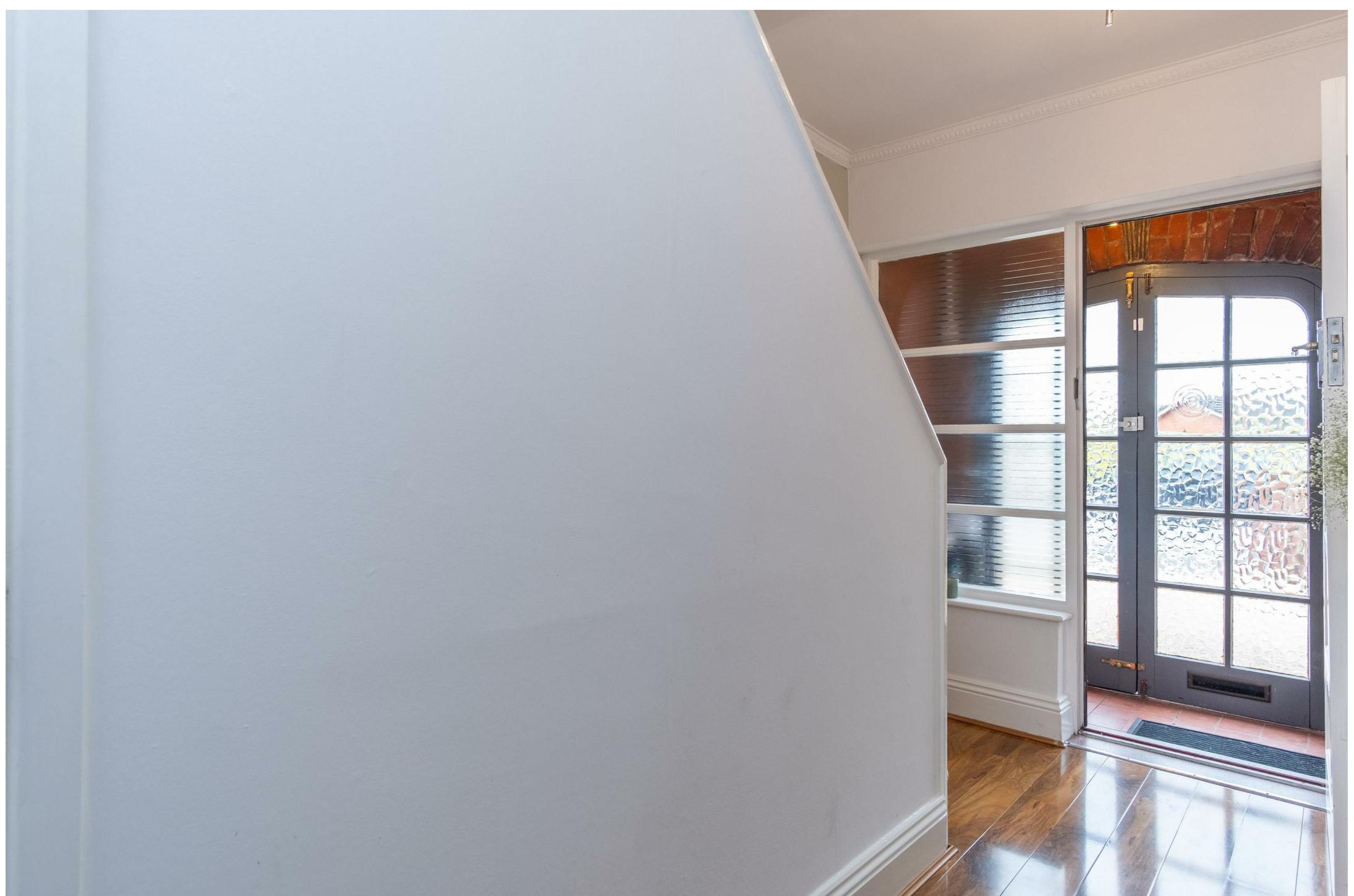
Towards the rear of the home lies the modern kitchen, fitted with a mix of integrated and freestanding appliances and offering a wealth of both wall and base units. This space flows effortlessly into the open-plan dining area, which easily accommodates a large family dining table and provides direct access to the rear porch. The rear porch itself is a good size and offers convenient entry to the garden.

Upstairs, you'll find three well-proportioned bedrooms. The master bedroom and second bedroom are both spacious doubles and include built-in storage, with the master also enjoying the benefit of a second bay window. The third bedroom is a generous single, ideal for a child's room, guest room, or home office. Completing the first floor is a stylish three-piece family bathroom, fitted with an over-the-bath shower.

Outside, the rear garden is a real highlight. Generous in size and not overlooked, it features a beautifully landscaped mix of mature trees, shrubs, lawn, and gravelled areas. A door from the garden leads to the garage which is impressively sized, running the full length of the property—perfect for off-road parking, additional storage, or even a workshop space. To the front, the driveway comfortably accommodates two to three vehicles off-road, with an up and over garage.

The property is ready to move into and is offered with no onward chain, making it a superb opportunity for buyers seeking a well-presented home in a desirable location.







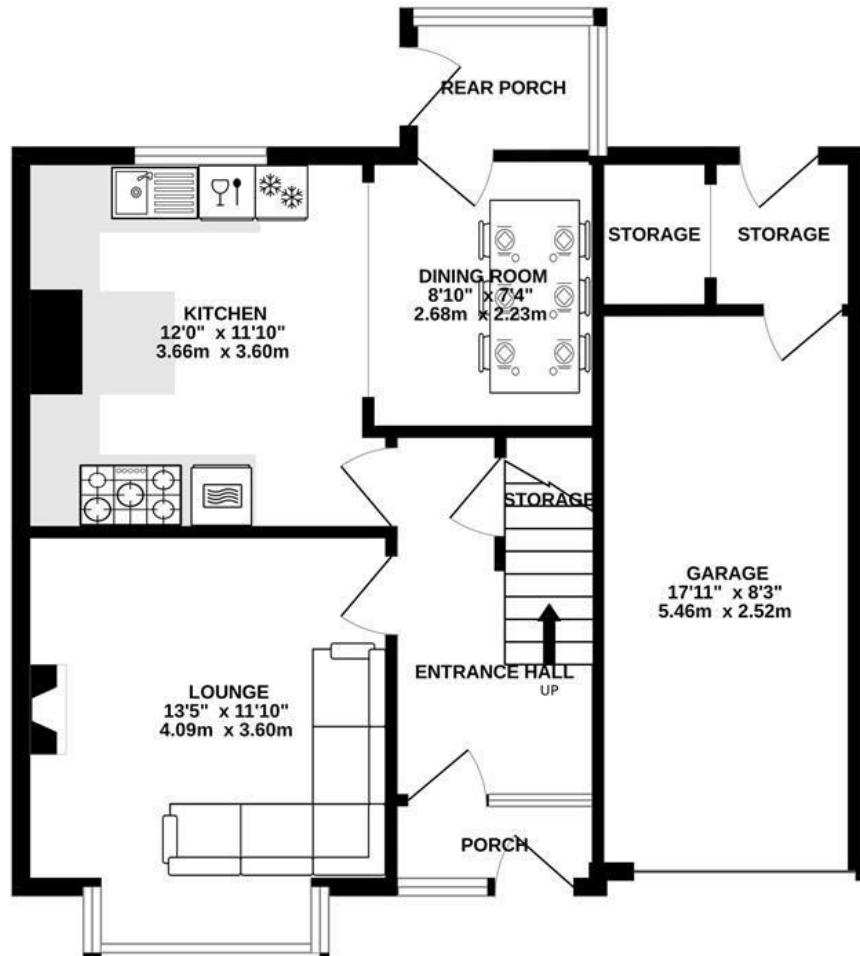




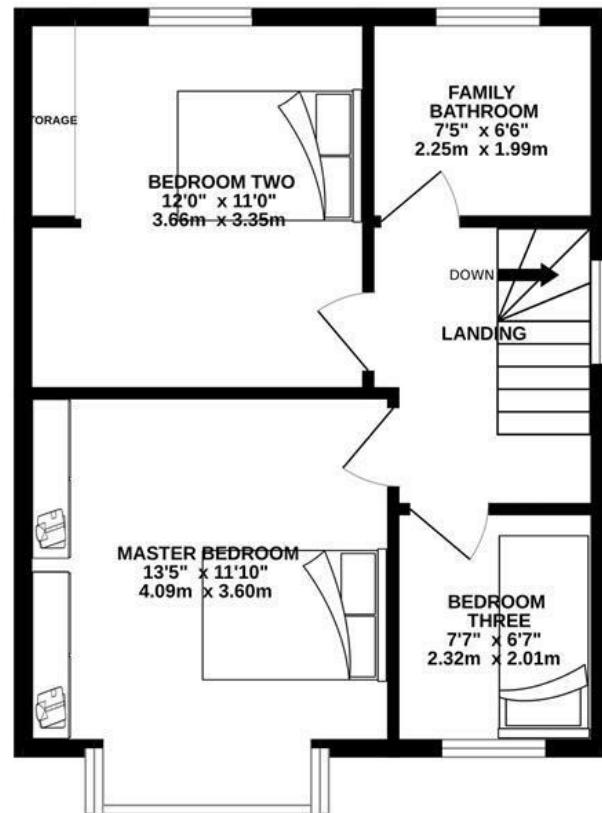


BEN ROSE

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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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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		
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	

