



Chapel Way, Coppull, Chorley

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home, located in the heart of Coppull. Ideal for families, this beautifully presented property offers a contemporary living space in a friendly and well-connected neighbourhood. Coppull provides a range of local amenities, including shops, cafes, and well-regarded schools, making it a fantastic place to settle down. Excellent transport links are available, with easy access to the M6 and M61 motorways for commuting to Preston, Chorley, and Manchester. Additionally, nearby bus routes and train stations in Chorley and Euxton provide convenient public transport options.

Stepping inside, you are welcomed by a bright and inviting entrance hall, with the staircase located just off. The spacious front lounge offers a comfortable setting for relaxation, featuring a large window that allows plenty of natural light to fill the room. Moving through, the modern kitchen/diner serves as the heart of the home, boasting sleek integrated appliances and ample worktop space. The open-plan layout makes it a perfect space for entertaining family and friends. Just off the kitchen, a practical utility room provides additional storage and has space for laundry facilities, with access to a convenient downstairs WC.

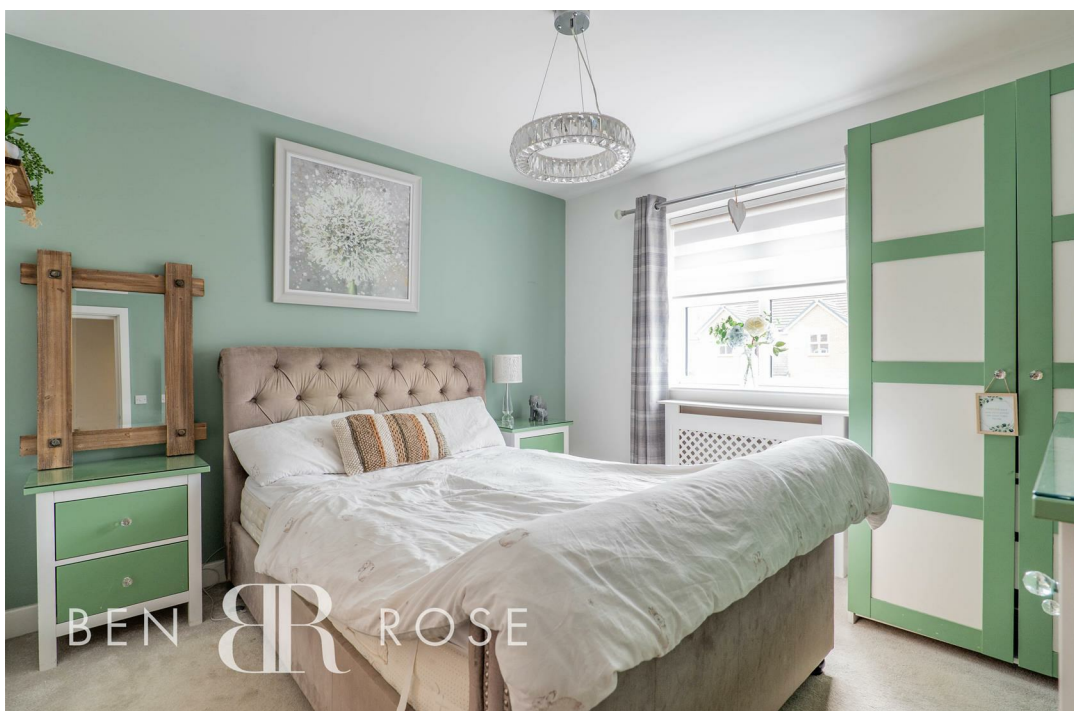
Ascending to the first floor, you'll find three generously sized bedrooms, each offering ample space for furniture and storage. The master bedroom benefits from a private en-suite, adding a touch of luxury to the home. A stylish three-piece family bathroom, complete with a bathtub, wash basin, and WC, serves the additional bedrooms and completes the upper floor.

Externally, the home boasts a well-maintained driveway with space for two cars, ensuring off-road parking convenience. The rear garden is a true highlight of the property, featuring a beautifully landscaped design with an artificial lawn for low-maintenance upkeep. A large decked seating area provides the perfect setting for outdoor dining and entertaining, making it an ideal space for both relaxation and family gatherings.

This stunning home is an excellent opportunity for families seeking a modern and well-connected property in Coppull.







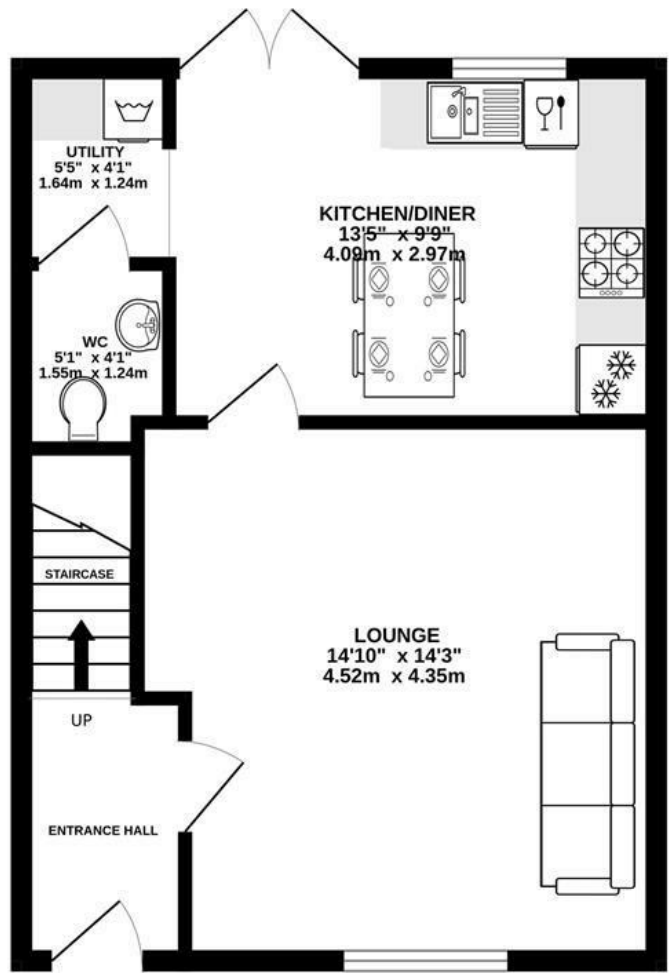




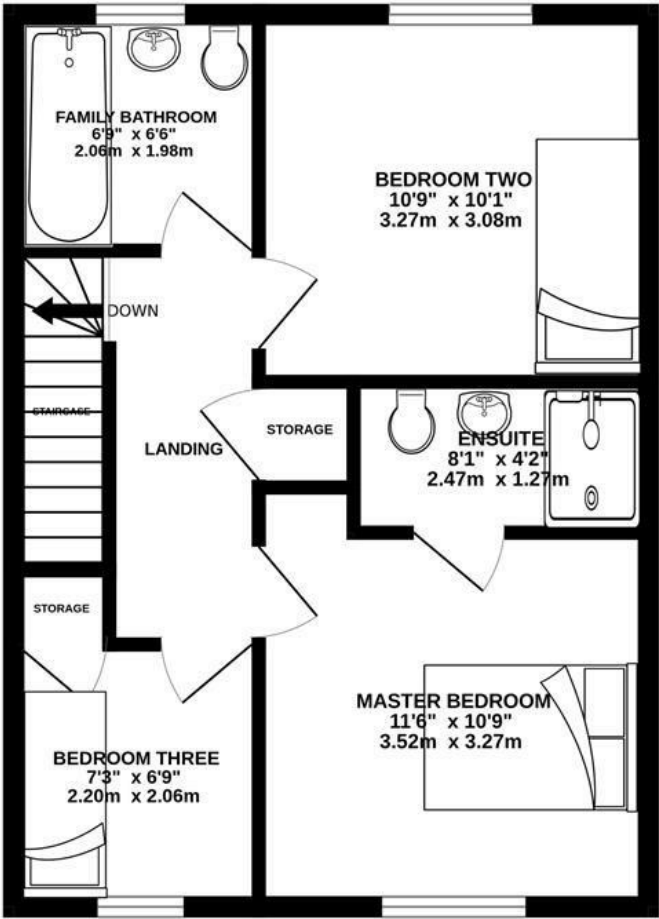


BEN ROSE

GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 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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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		
England & Wales	EU Directive 2002/91/EC	89 90

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	

