



Bentham Street, Coppull, Chorley

Offers Over £124,995

Ben Rose Estate Agents are pleased to present to the market this well-presented two bedroom mid-terraced property, situated in the sought-after village of Coppull, Chorley. The property would make an ideal home for a first time buyer and is conveniently located within easy reach of Chorley town centre, with a good selection of local schools, shops and everyday amenities nearby. Excellent travel links are also close at hand, providing easy access to surrounding towns and cities via the M6 and M61 motorways, making this a great choice for those looking for a well-connected home in a popular residential location.

The property is entered through a welcoming porch, which leads directly into the spacious lounge. This well-proportioned room enjoys plenty of natural light through the front-facing window and features a gas fireplace, while also providing access to the staircase and the remainder of the ground floor accommodation. Continuing through the home, the generous dining room offers ample space for a family-sized dining table and provides a useful connection between the living areas and the garden, with French doors opening directly onto the rear. There is also useful under-stair storage, along with access through to the kitchen. The kitchen is a good size and benefits from ample wall and base units, an integrated hob and oven, as well as plenty of space for additional freestanding appliances.

Upstairs, the spacious landing leads to two comfortable double bedrooms, with the master bedroom particularly impressive in size as it spans the full width of the property. The second bedroom also provides good proportions. Completing the first floor is a large family bathroom, fitted with a bath and overhead shower. The property also benefits from a new boiler installed in 2023.

Externally, there is on-road parking available to the front, while to the rear is a beautifully finished garden offering a good degree of privacy. The garden is a mixture of patio and seating areas, concrete and stone, with established shrubs adding greenery and character. A gate provides access to the lane behind the property, while a useful shed offers additional outdoor storage. The garden is not directly overlooked and provides a pleasant space for sitting and enjoying the outdoors. Overall, this is a well-presented home offering generous accommodation, a good-sized garden and a convenient location, making it an excellent choice for a first time buyer.







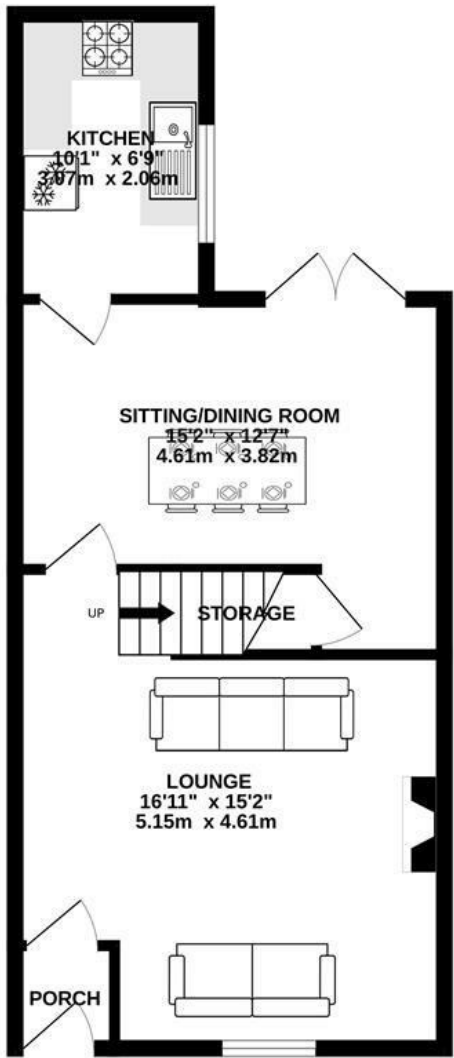




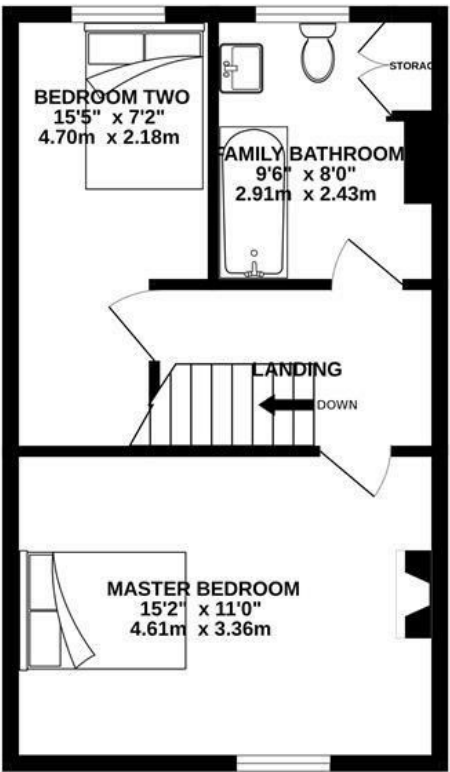


BEN ROSE

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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.
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	71	84
(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	

