



## The Hazels, Coppull, Chorley

**Offers Over £279,995**

Ben Rose Estate Agents are pleased to present to market this beautifully updated three-bedroom bungalow, nestled within a quiet cul-de-sac in the heart of Coppull. This delightful home is being marketed with NO ONWARDS CHAIN and has been thoughtfully modernised throughout, offering a comfortable and inviting space ideal for couples seeking a move-in-ready property. Coppull itself provides a superb blend of rural charm and convenience, with excellent access to nearby towns such as Chorley and Standish, while strong travel links include easy connections to the M6 and M61 motorways, frequent bus services, and Chorley train station for commuters. The area is also well-served by convenient local shops that are only a 5-10 min walk away, parks, countryside walks, and leisure facilities.

- Spacious lounge with large front window and feature fireplace.
- Three well-proportioned bedrooms, including a generous rear master.
- Modern kitchen with space for dining and internal access to garage; newly fitted shower room with LED mirror.

Stepping into the home, you are welcomed by a bright main hallway that flows naturally into the principal living spaces. Positioned at the front of the property, the spacious lounge enjoys generous natural light from a large front-facing window and features a charming fireplace as its focal point. Continuing along the hallway, you'll find three well-proportioned bedrooms, with the master located at the rear, offering a peaceful retreat with ample space. The newly installed kitchen sits at the heart of the home, boasting modern cabinetry, contemporary worktops, and room for a family dining table, while also providing convenient internal access to the garage. Completing the ground floor is the stylishly fitted shower room, finished with white tiling and an LED mirror for a sleek, contemporary feel.

- Driveway for up to three cars leading to an attached garage and secluded front lawn.
- Private rear garden with patio seating area and lawn.
- Well-maintained outdoor spaces providing privacy and ideal for relaxing or entertaining.

Externally, the property benefits from a generous driveway with parking for up to three cars, leading to the attached garage, while a secluded front lawn enhances the privacy and kerb appeal of the home. To the rear, a private garden offers a lovely outdoor space, complete with a patio seating area ideal for relaxing or entertaining, along with a lawn.

Overall, this charming bungalow presents a fantastic opportunity for couples seeking a peaceful, modern home in a desirable location.





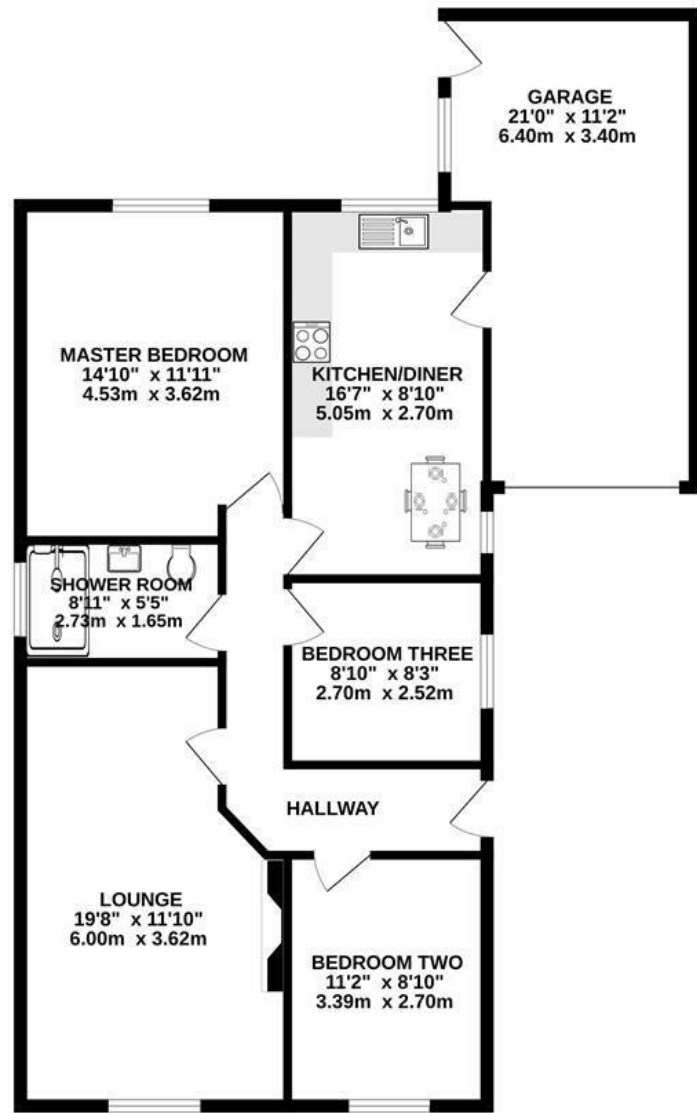








GROUND FLOOR  
1034 sq.ft. (96.1 sq.m.) approx.



TOTAL FLOOR AREA: 1034 sq.ft. (96.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>63</b>	<b>83</b>
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	