



Bogburn Lane, Coppull, Chorley

Offers Over £324,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented and deceptively spacious four-bedroom semi-detached home, situated in the sought-after village of Coppull. Having been thoughtfully extended upwards to create an impressive principal suite, this wonderful family home offers flexible living accommodation across three floors and enjoys truly stunning rear views over open countryside, stretching as far as Winter Hill. Coppull remains a highly desirable location for families thanks to its excellent range of local amenities, including well-regarded schools, shops, cafés and leisure facilities. The property benefits from convenient bus routes connecting neighbouring towns, whilst nearby Euxton Balshaw Lane and Adlington train stations provide direct rail links to larger destinations. Excellent motorway access via the M6, M61 and M65 also makes commuting to Chorley, Preston, Wigan, Manchester and beyond both simple and convenient.

Stepping through the entrance hall, which provides the ideal space for coats and shoes, you are welcomed into the generous front lounge. This inviting reception room serves as the heart of the home, featuring a beautiful multi-fuel burner that creates a warm and cosy focal point, while the staircase rises to the upper floors. To the rear, the spacious kitchen/diner offers an excellent range of storage and ample worktop space, perfectly suited to busy family life and entertaining alike. There is plenty of room for a family dining table, creating a sociable setting for everyday meals and special occasions. The kitchen also provides side access to the garden and leads through to a versatile play room at the rear of the property, offering flexibility as a children's playroom, home office or additional sitting area depending on the needs of the next owners.

The first floor accommodates three of the four bedrooms, two of which are generous doubles offering comfortable space for growing families. Bedroom two further benefits from fitted wardrobes, providing useful built-in storage. Completing this floor is the modern three-piece family bathroom, fitted with a contemporary suite and an over-the-bath shower. Occupying the entirety of the second floor is the impressive master bedroom suite, offering an abundance of space and privacy. Positioned to fully appreciate the spectacular rear outlook, this superb retreat enjoys far-reaching views across the surrounding fields towards Winter Hill and is complemented by a stylish fitted en-suite shower room.

Externally, the property continues to impress. To the front is a driveway providing off-road parking for up to two vehicles. To the rear, the good-sized garden has been designed with both practicality and enjoyment in mind, featuring a patio seating area that leads onto an artificial lawn, creating a low-maintenance outdoor space ideal for children, entertaining and relaxing alike. Backing onto beautiful open fields and enjoying breathtaking views extending towards Winter Hill, this exceptional family home perfectly combines versatile accommodation, a picturesque setting and everyday convenience, making it an opportunity not to be missed.

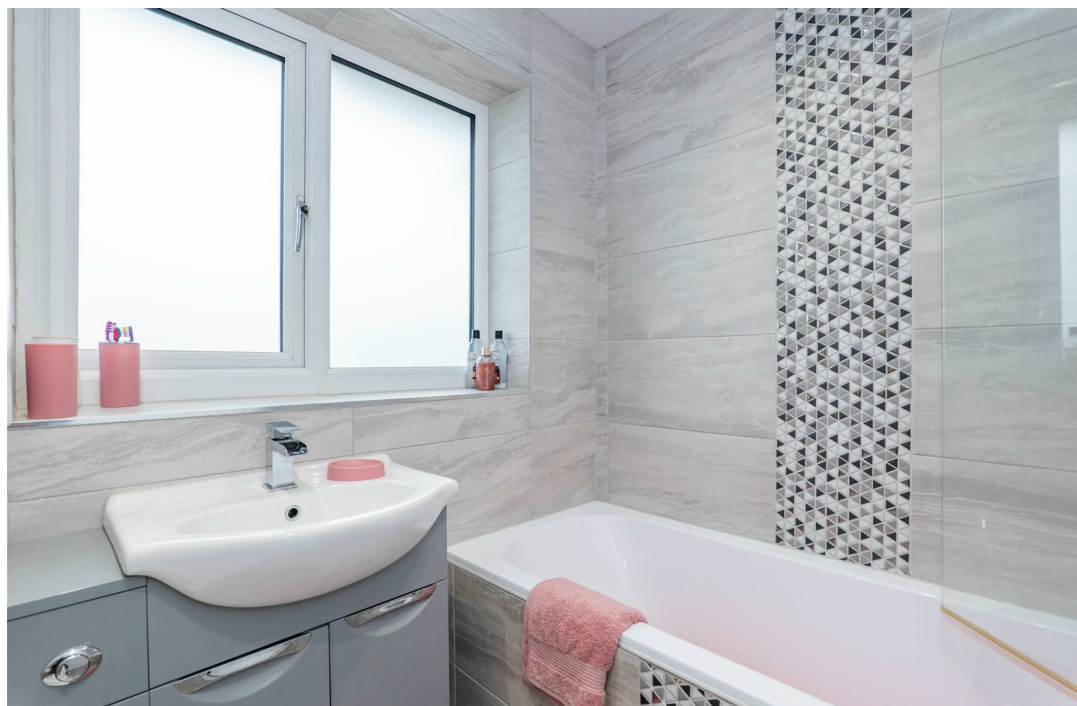
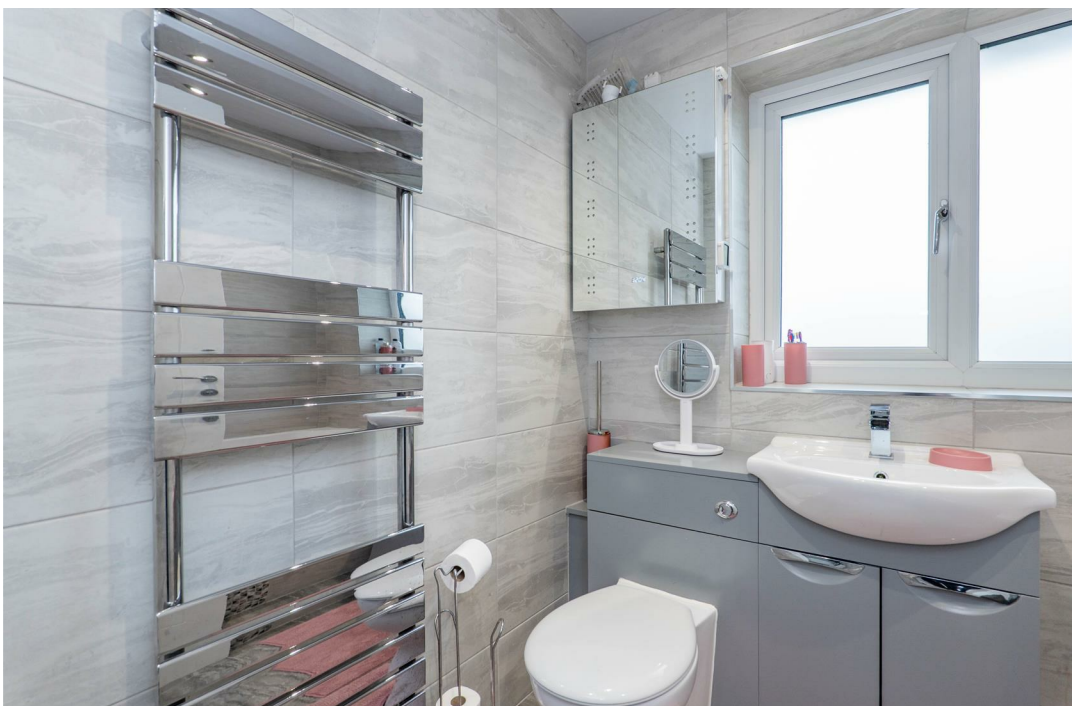












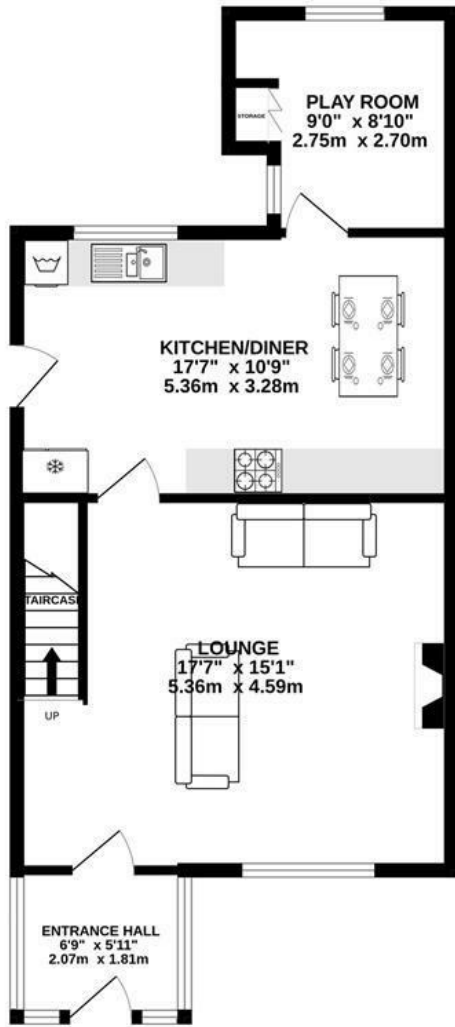




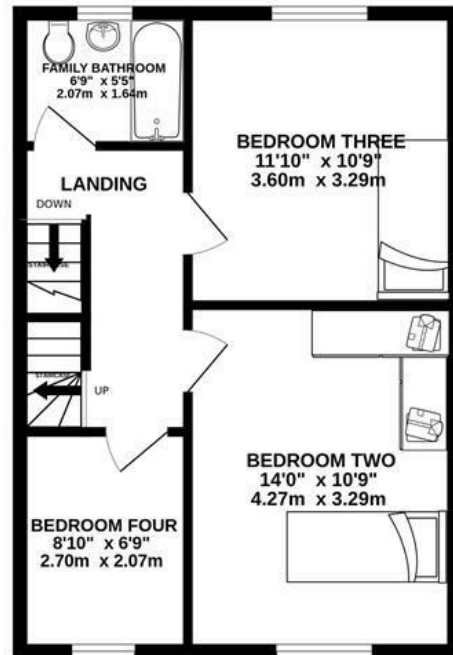




GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



2ND FLOOR
299 sq.ft. (27.8 sq.m.) approx.

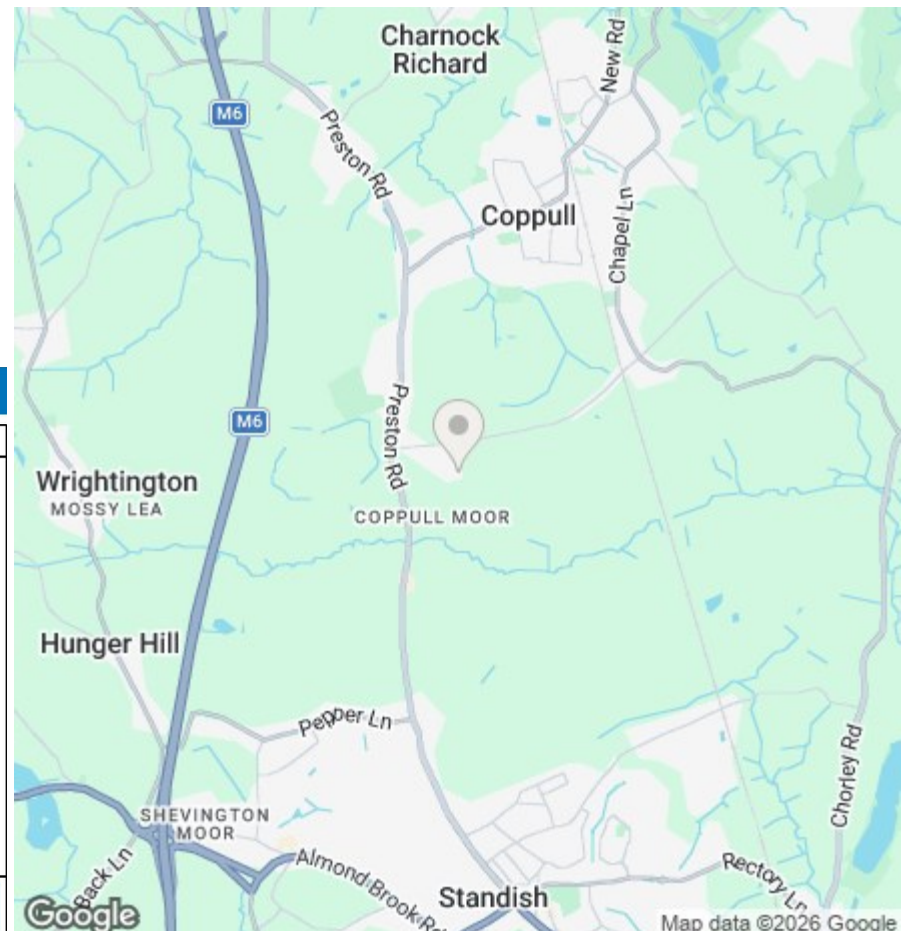


TOTAL FLOOR AREA : 1316 sq.ft. (122.3 sq.m.) approx.

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	

Current: 73, Potential: 77

Environmental Impact (CO₂) 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	