



Mill Lane, Coppull, Chorley

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom townhouse, located in the sought-after village of Coppull. This would make an ideal family home, offering generous and versatile living space set across three floors. The property is ideally positioned close to Chorley town centre and benefits from superb local schools, shops and amenities, as well as fantastic travel links to nearby towns and cities via the M6 and M61 motorways.

Entering the home, you are welcomed into a bright entrance hall that leads through to the spacious front lounge, a cosy yet well-proportioned room perfect for relaxing and entertaining, with access to useful under-stair storage. To the rear, the open, modern kitchen/diner provides an excellent family hub, complete with integrated appliances including a wall based oven, dishwasher, washer dryer and fridge/freezer, along with ample space for a large dining table and direct access out to the rear garden. A convenient ground floor WC completes this level.

The first floor hosts three of the four bedrooms, all well-presented and suitable for a variety of uses such as children's rooms, guest accommodation or a home office. The stylish family bathroom can also be found on this floor and features a modern three-piece suite.

Occupying the entire second floor is the impressive main bedroom suite, benefitting from a large fitted wardrobe with sliding doors and a private three-piece en-suite with Velux window, creating a peaceful and private retreat.

Externally, the property enjoys a dual driveway to the front with space for two cars and leads up to a single garage. To the rear, the home sits on a secluded corner plot garden featuring a lawn and a decked patio area, all backing onto a treeline for added privacy. This is a wonderful family home offering space, comfort and a fantastic location.















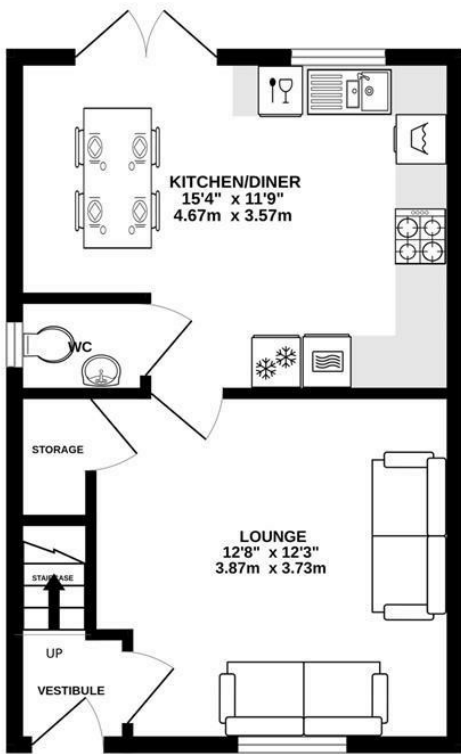




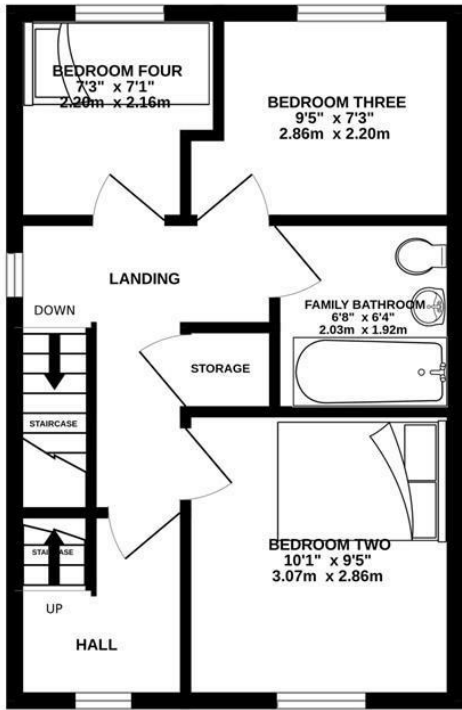


BEN ROSE

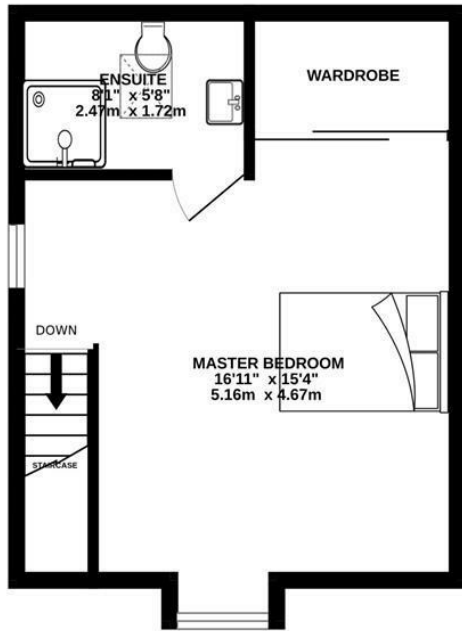
GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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		93
(81-91) B	84	
(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	

