



Almond Drive, Coppull, Chorley

Offers Over £289,995

Ben Rose Estate Agents are delighted to present this beautifully finished three-bedroom detached home, perfectly situated in the highly sought-after village of Coppull, Lancashire. Tucked away in a peaceful residential area, this charming property makes an ideal home for small families. The location is well-served by a range of local amenities including reputable schools, convenient shops, and leisure facilities. For those who commute, excellent travel connections are within easy reach, with the M6 motorway and Chorley train station nearby, providing straightforward access to Preston, Manchester, and surrounding areas.

Entering the home into the hallway, you will find access to a convenient WC as well as to the converted garage would make an ideal home office or storage area. Moving into the house you are greeted by the open plan lounge. Warm hardwood floors and fireplace create a welcoming and homely atmosphere. To the rear is the kitchen/ diner with double patio doors leading to the garden and flooding all the rooms with natural light. The kitchen has ample worktop space as well as integrated appliances and a utility area to the rear, ideal for a washing machine and dryer.

Moving to the first floor you will find three well appointed bedrooms with the master bedroom boasting its own ensuite as well as fitted wardrobes. Completing the floor is the three piece family bathroom.

Externally the rear garden features low maintenance artificial grass as well as a raised decking area for outdoor entertaining. To the rear of the garden is a well presented vegetable patch ideal for those who like to garden. To the front the house offers a two car driveway providing off the road parking.

Overall this would make an ideal family home for small families looking to live in a quiet and well connected area.





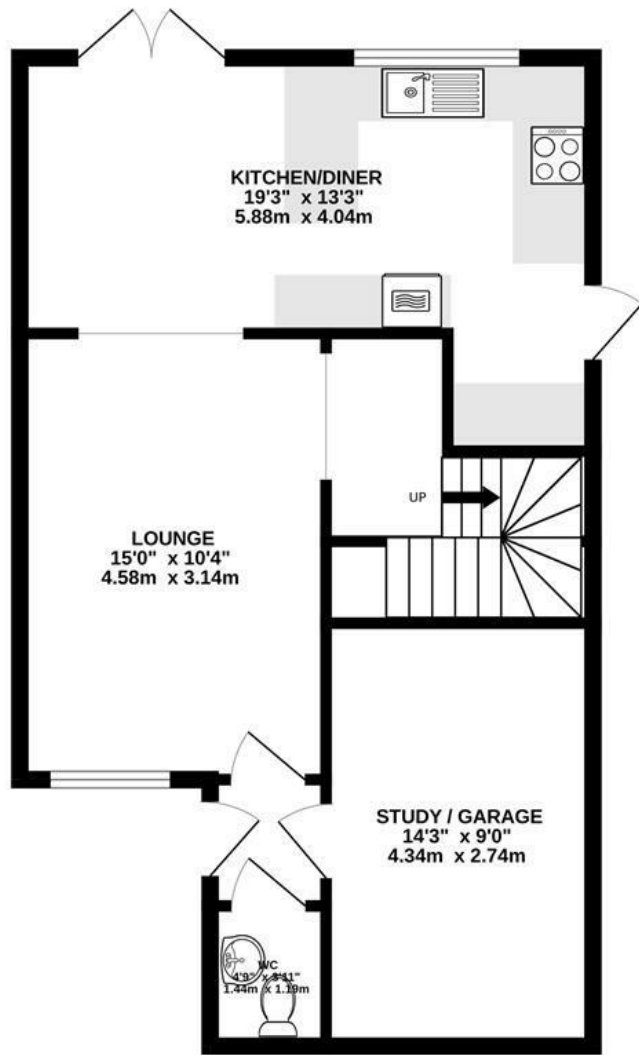




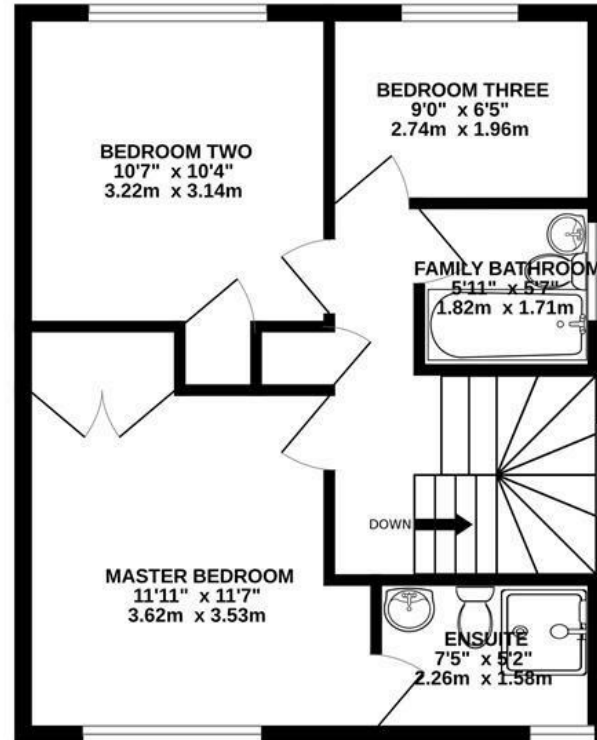




GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.

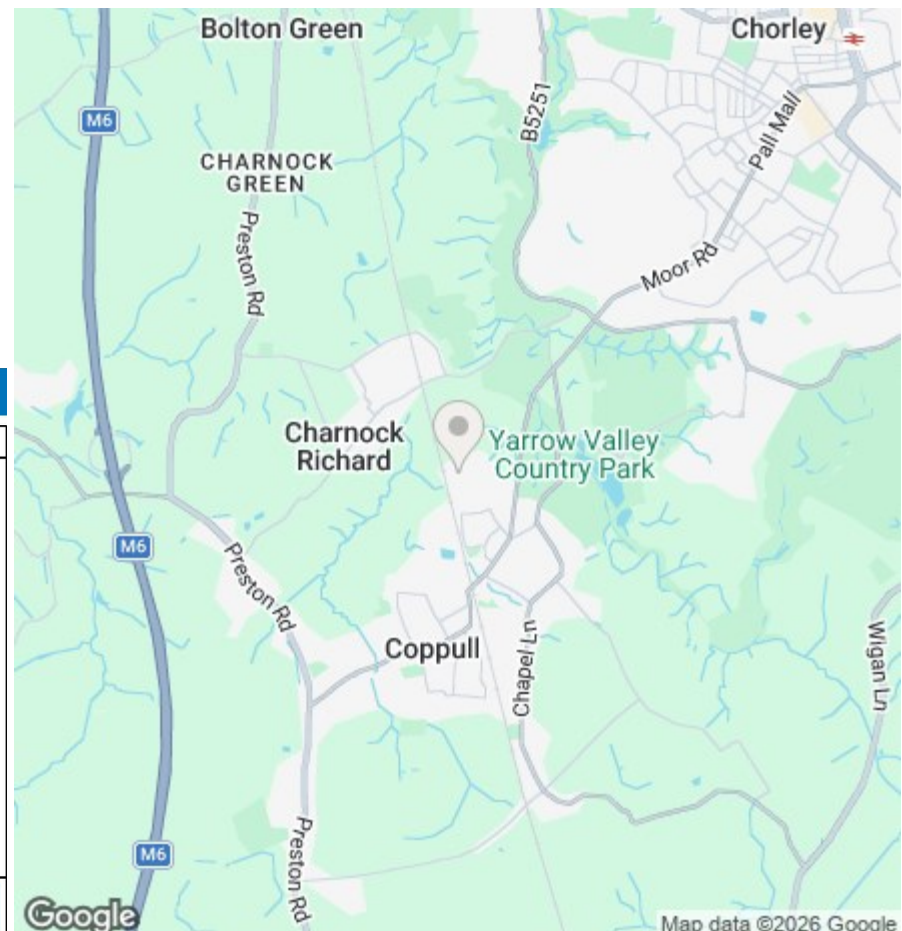


TOTAL FLOOR AREA : 1054 sq.ft. (97.9 sq.m.) approx.

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	74	77
(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 (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	