BEN ROSE



Brookside, Coppull, Chorley

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to market this attractive three-bedroom detached home in the sought-after village of Coppull, Lancashire. Offering spacious and versatile accommodation, a generous driveway, detached double garage and well-maintained gardens, this property presents an excellent opportunity for families seeking a comfortable home in a welcoming community. The property also benefits from a newly installed combination boiler with a five-year warranty, providing additional reassurance for prospective buyers. Coppull offers a range of local amenities, including convenience stores, traditional pubs, eateries and everyday services, with the nearby town of Chorley providing a wider selection of shops, supermarkets, restaurants and leisure facilities. Families will also appreciate the choice of local schools and access to nearby green spaces for outdoor activities. Excellent transport connections are available via local bus services and Chorley railway station, which provides links towards Preston, Manchester and beyond. The nearby M6 and M61 motorways are also readily accessible, making this an ideal base for commuters travelling throughout Lancashire and the wider North West, with neighbouring towns and cities within convenient reach.

Upon entering the property, you are welcomed into a bright and airy reception hall, where the staircase leads to the first floor and access is provided through to the main living accommodation. To the right, the spacious front lounge offers a warm and inviting setting for relaxing with family or entertaining guests. A large bow-fronted window allows natural light to pour into the room, while the polished stone fireplace, complete with a traditional gas fire, creates an attractive focal point. Karndean parquet-effect vinyl plank flooring adds a stylish and practical finish, complementing the character of the space. To the rear, glazed double doors open directly onto the garden, creating a lovely connection between the indoor and outdoor living areas, particularly during the warmer months. A further door to the left leads through to the modern fitted kitchen, which benefits from a range of integrated appliances and provides a practical environment for everyday family life. A window overlooking the rear garden brings in natural light, while tiled flooring offers a durable finish. An external door provides convenient access to the side of the property, and an opening beneath the staircase leads to useful additional storage.

Ascending to the first floor, the landing benefits from a side-facing window, allowing natural light to brighten the space, alongside a large airing cupboard offering valuable household storage. From here, access is provided to three well-proportioned bedrooms, making the property particularly well suited to growing families, those requiring a dedicated home office or anyone looking for flexible additional space. The master bedroom is positioned towards the front of the property and features a front-facing window, creating a pleasant and naturally bright sleeping environment. Bedroom two overlooks the rear garden, providing a peaceful outlook, while bedroom three also benefits from a front-facing window and could comfortably serve as a child's bedroom, guest room or study, depending on individual requirements. Completing the first floor is the three-piece family bathroom, which features an overhead shower and practical vinyl plank flooring, providing a convenient space for the demands of a busy household.

Externally, the property is approached via a generous tarmacked driveway which extends down the side of the home towards the detached double garage, providing ample off-road parking alongside valuable secure storage and potential space for hobbies or additional equipment. To the front, a split-level gravelled garden adds character to the property's kerb appeal, with mature plantings along the boundary fence providing an established and attractive finish. Moving around to the rear, a paved patio stretches across the back of the property, offering an ideal spot for outdoor dining, entertaining friends or simply enjoying the garden during the warmer months. Beyond this, a lawned garden sits alongside the garage, providing space for children to play and families to relax, while a mature hedge along the rear boundary adds a sense of privacy. A flagged pathway continues down the side of the property, leading to an arched gate that provides access back to the front garden. Combining spacious accommodation, a detached double garage, attractive outdoor space and convenient commuter links, this appealing detached home offers a wonderful opportunity for families looking to settle in the popular village of Coppull, with the added benefit of a newly installed combination boiler backed by a five-year warranty.








































BEACH













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BEN ROSE

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

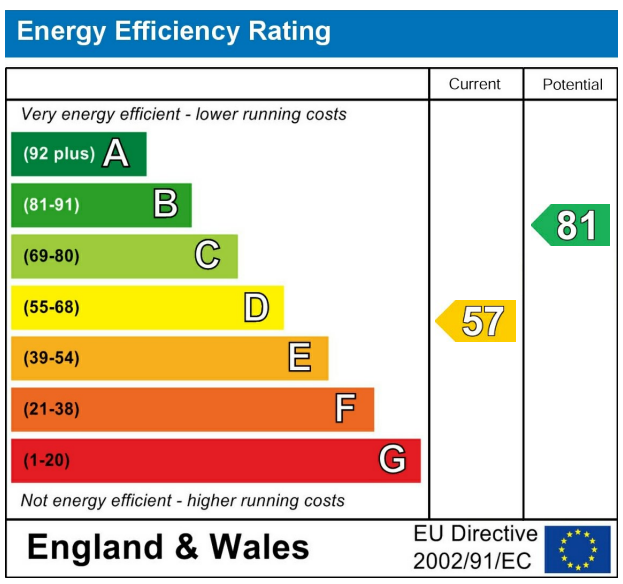
1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.

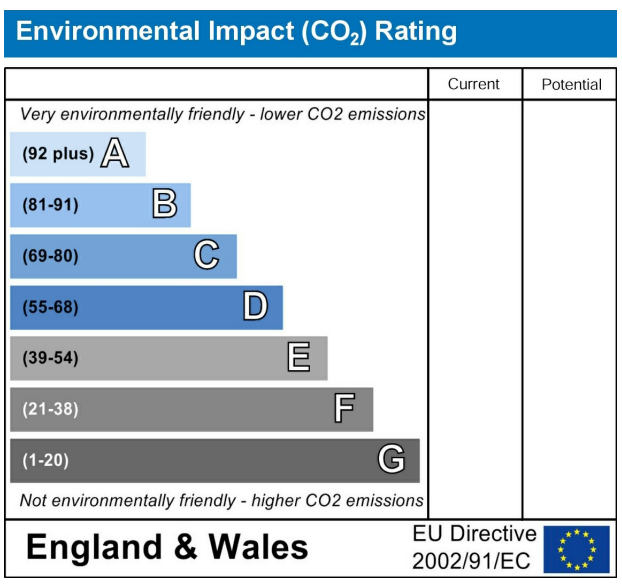


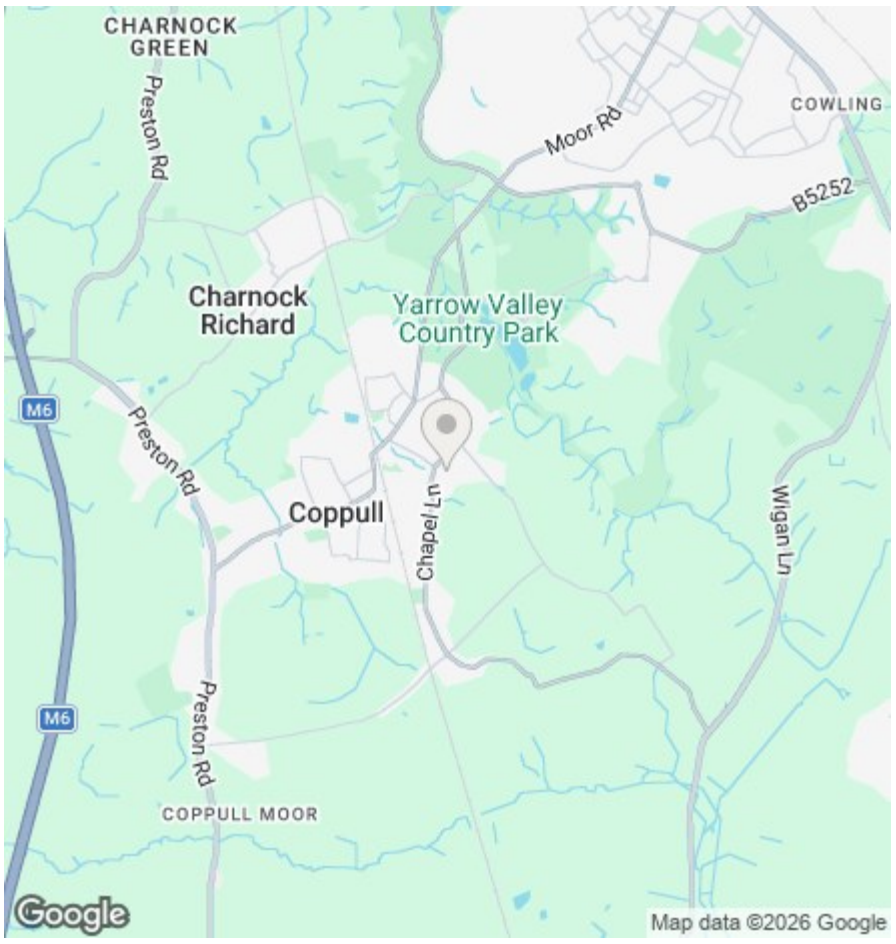
TOTAL FLOOR AREA : 1009 sq.ft. (93.8 sq.m.) approx.

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.







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