



## Chapel Lane, Coppull, Chorley

**Offers Over £254,995**

Ben Rose Estate Agents are pleased to present to the market this extended three-bedroom semi-detached property, situated in the popular village of Coppull, Chorley. This would make an ideal family home, offering a generous amount of space throughout and located just a short drive from Chorley town centre and its excellent local schools, supermarkets, and amenities. The property also benefits from fantastic travel links via nearby train stations and the M6 and M61 motorways. In addition, picturesque walking routes are close by, with Yarrow Valley Park just a two-minute walk away, providing beautiful green spaces and scenic walking paths.

Stepping into the property, you are welcomed into the spacious lounge, which features a central fireplace and an open staircase leading to the upper level. Double doors lead through to the bright and spacious kitchen/dining room. Spanning the full width of the home, this impressive space features a charming farmhouse-style kitchen offering ample storage, a Rangemaster cooker, and plenty of space for freestanding appliances. The room comfortably accommodates a family dining table and a separate sitting area, creating a true hub for family life, with double patio doors opening onto the rear garden. Also accessed from this space is the family room, which benefits from built-in bookshelves. This versatile room provides additional living space and could be used as a second sitting room, home office, hobby room, or a combination of uses.

Moving upstairs, you will find three well-proportioned double bedrooms, with the impressively sized master bedroom benefiting from a private en-suite shower room. A modern three-piece family bathroom completes this level.

From the landing, there is convenient stair access to an attic room, offering further versatile living space or useful additional storage. The home also benefits from a newly installed boiler, enhancing efficiency and reliability.

Externally, the front of the property features a well-maintained enclosed garden with a pathway leading to the entrance. To the rear is a low-maintenance garden space with a stone patio, as well as double gates providing access to the side of the property. Here you will find a generously sized detached garage, equipped with power and lighting, and accessed via an up-and-over door as well as a side access door. There is also ample on-street parking available, including space in front of the garage and gates.

Early viewing is highly recommended to appreciate the generous space this home has to offer and to avoid potential disappointment.











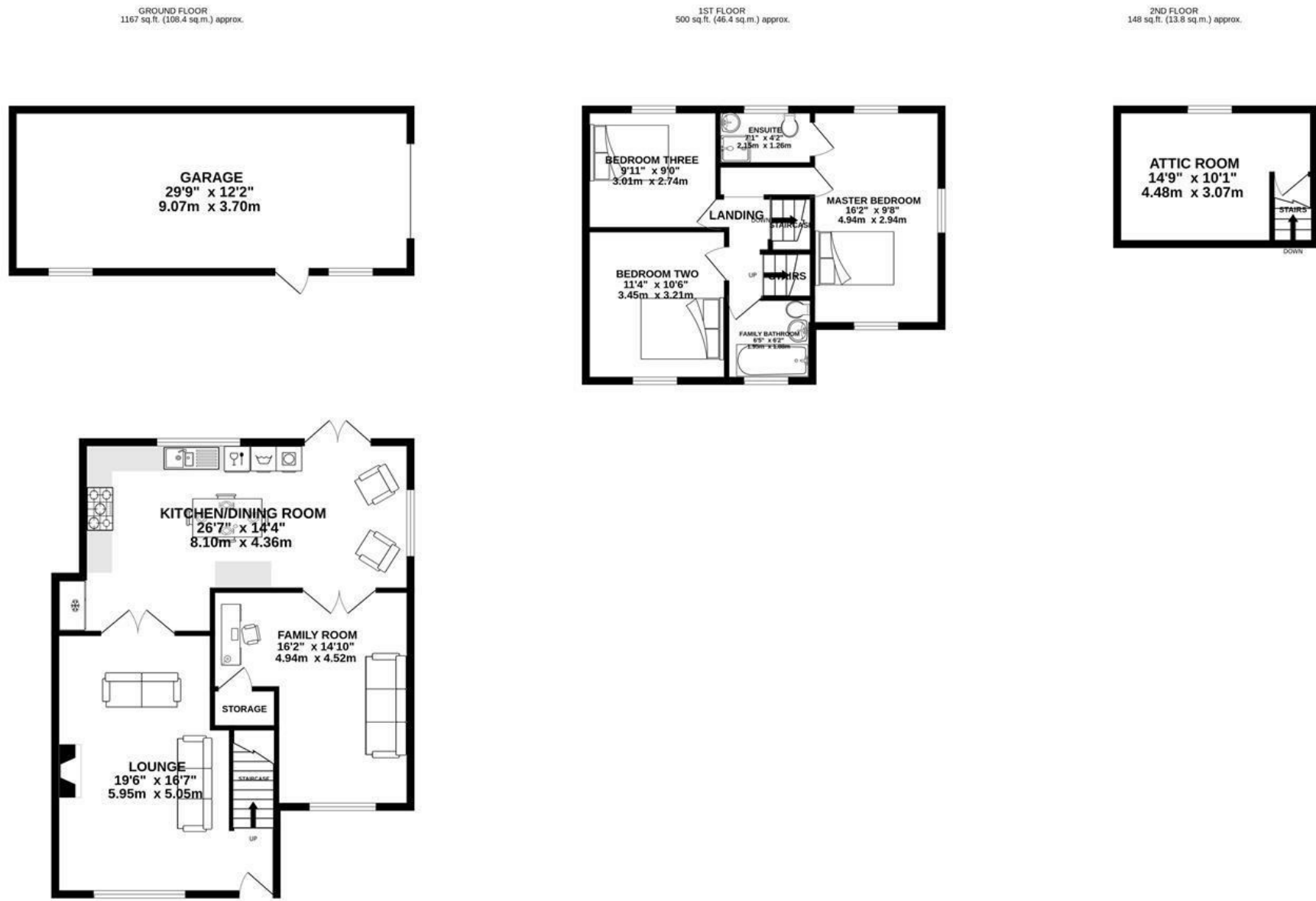












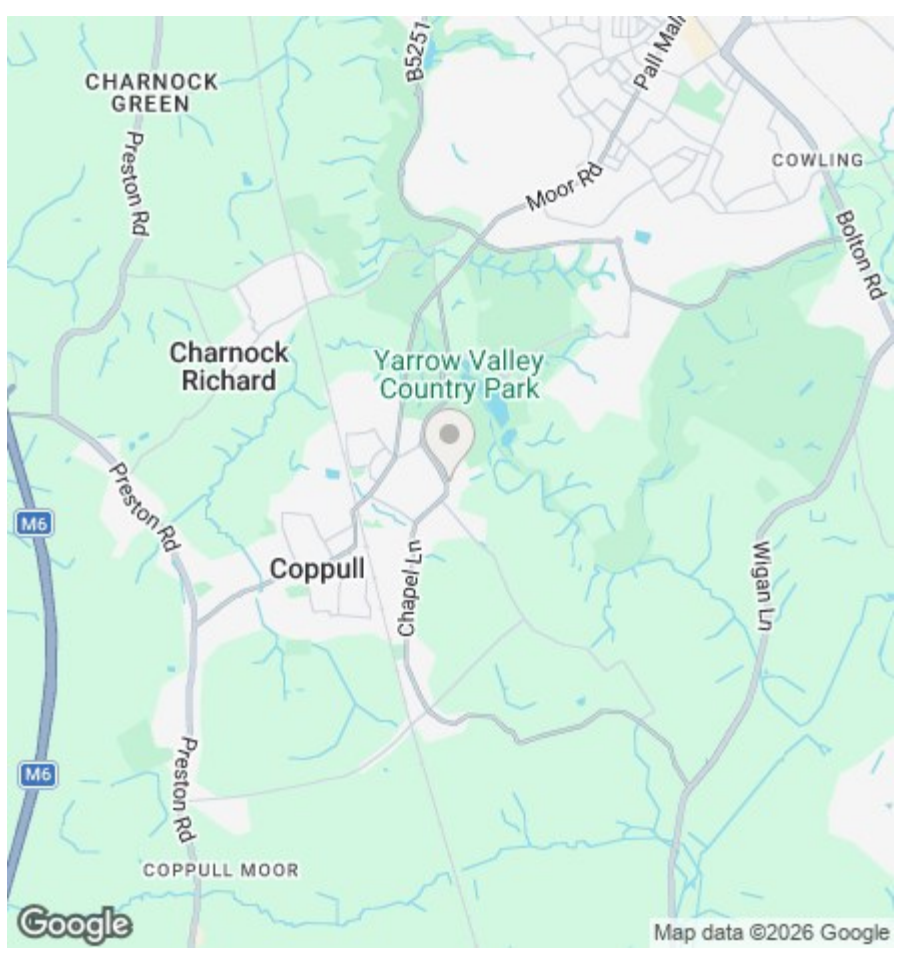
TOTAL FLOOR AREA : 1815 sq.ft. (168.6 sq.m.) approx.

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) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	