



Meadow Way, Coppull, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented and modern semi-detached family home, situated in the popular village of Coppull, Chorley. Offering well-proportioned accommodation throughout, a contemporary kitchen diner and three versatile bedrooms, this property would make an ideal purchase for growing families or those looking to settle into a welcoming residential community. The home is conveniently positioned for a range of local amenities, including shops, supermarkets, eateries and well-regarded schools, with Chorley town centre just a short drive away, offering a wider selection of shopping, leisure and entertainment facilities. For commuters, nearby bus services provide links to surrounding towns and villages, while Chorley railway station offers connections to Preston, Manchester and beyond. The M6 and M61 motorways are also readily accessible, making travel throughout Lancashire and Greater Manchester straightforward. With its attractive presentation, practical layout and appealing outdoor space, this home offers an excellent balance of modern comfort and everyday convenience.

Stepping inside, the entrance hall provides a welcoming introduction to the property, with access to the staircase leading to the first floor and the lounge. This light and airy reception room offers plenty of space for comfortable furnishings, creating an inviting setting for relaxing with family or entertaining guests. A modern wall-mounted fireplace provides an attractive focal point, adding to the room's contemporary feel. Continuing through the ground floor, the impressive kitchen diner offers a fantastic space for everyday family life, combining cooking, dining and socialising in one practical area. The kitchen is fitted with modern cabinetry, complementary worktops and integrated appliances, while multiple windows allow natural light to fill the room. A large built-in breakfast bar provides an ideal spot for meals or morning coffee, and the useful understairs utility space offers additional practicality, helping to keep the main kitchen area organised and clutter-free.

Moving upstairs, the landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom is particularly generous in size, offering ample room for a double bed and additional bedroom furniture, creating a comfortable retreat at the end of the day. The second bedroom is also a comfortable double, making it ideal for family members or visiting guests, while the third bedroom offers excellent versatility and could be used as a child's bedroom, nursery or dedicated home office. Completing the first floor is the three-piece family bathroom, finished to a good standard and providing a practical space for the household's everyday needs.

Externally, the property benefits from a newly landscaped front garden, featuring a driveway for off-road parking alongside an attractive gravelled area, complemented by surrounding flower beds and a low bordering wall. To the rear, a good-sized garden provides a pleasant outdoor setting for families to enjoy, with a combination of paved seating areas and lawn offering plenty of flexibility for outdoor dining, relaxing or children's play. A garden shed provides useful additional storage for gardening equipment and outdoor belongings. Overall, this attractive and modern family home combines spacious living areas, three versatile bedrooms and appealing outdoor space in a convenient Coppull location. With local amenities, schools and transport links within easy reach, it represents an excellent opportunity for buyers seeking a well-maintained home ready to enjoy.

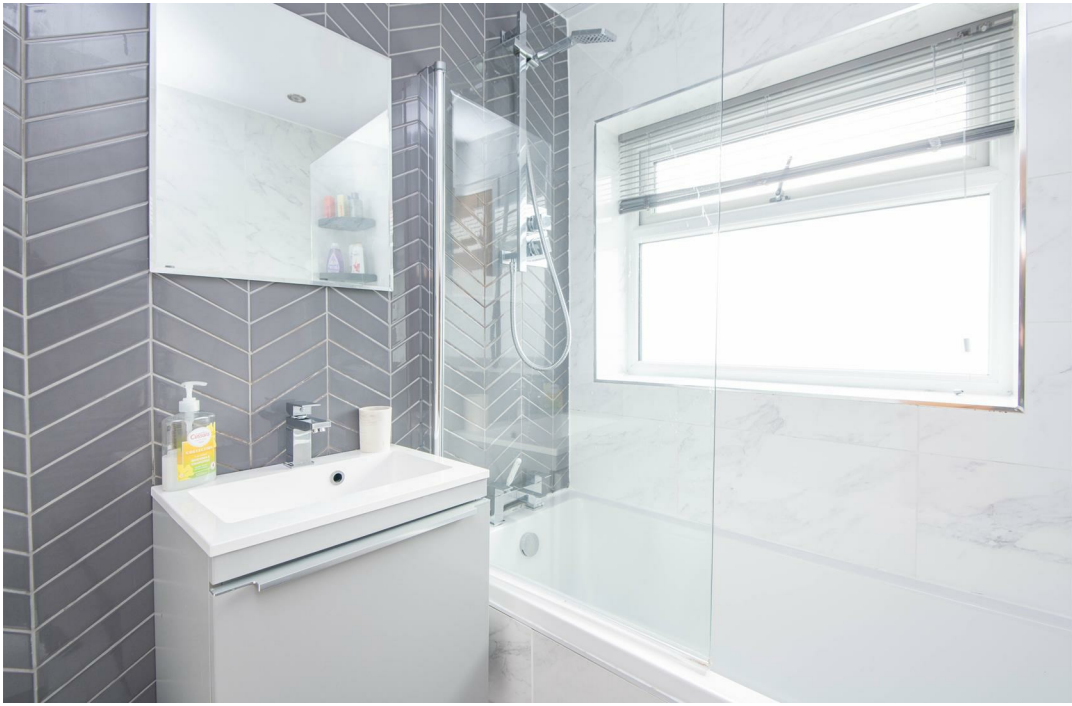






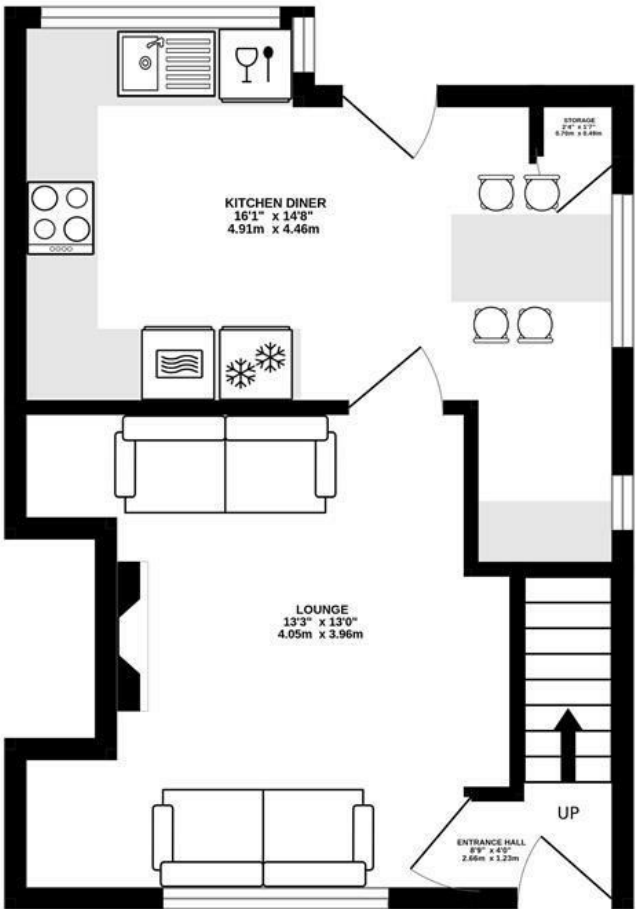




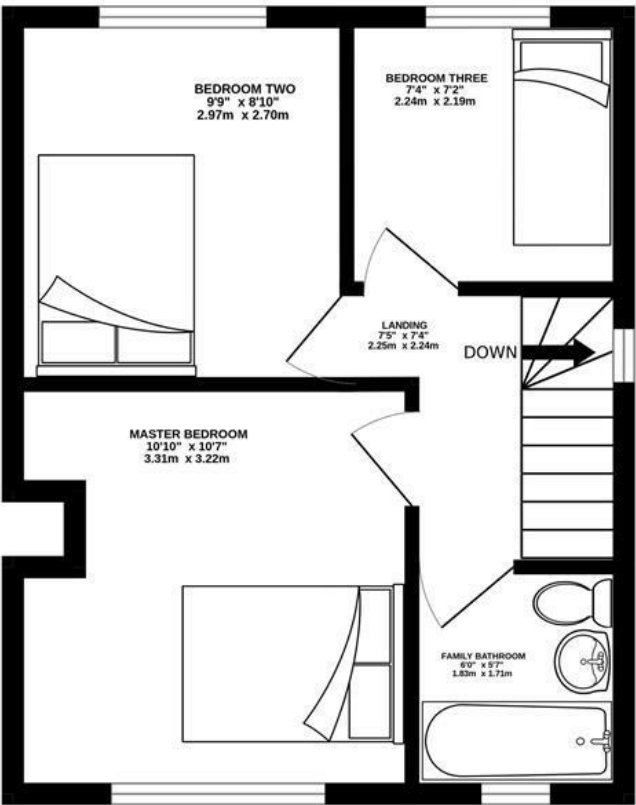


BEN ROSE

GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	85
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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