



## Rectory Drive, Coppull, Chorley

**Offers Over £229,995**

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom semi-detached property, situated in the sought-after village of Coppull, Chorley. Located on a secluded estate, this home would be ideal for first-time buyers, offering modern and comfortable living space throughout. The property is within close proximity to Chorley town centre, along with excellent local schools, shops, and amenities, and benefits from fantastic travel links to nearby towns and cities via the M6 and M61 motorways.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the first floor. To the left, you will find the spacious lounge, which features a large window overlooking the front aspect. From here, you enter the contemporary kitchen/diner, which offers ample storage and integrated appliances, including a fridge, freezer, oven, hob, and dishwasher. There is also plenty of space for a family dining table, with double patio doors opening onto the rear garden. Just off the kitchen/diner is a convenient utility room, providing space for freestanding appliances, along with access to a separate WC.

Moving upstairs, you will find three well-proportioned bedrooms, with the third bedroom benefiting from integrated storage. Additional storage is available from the landing, and a modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the front, the home boasts a private driveway providing off-road parking for multiple vehicles with a convenient EV charging point. To the rear is a generously sized garden, featuring a well-maintained lawn and a flagged patio area, perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.





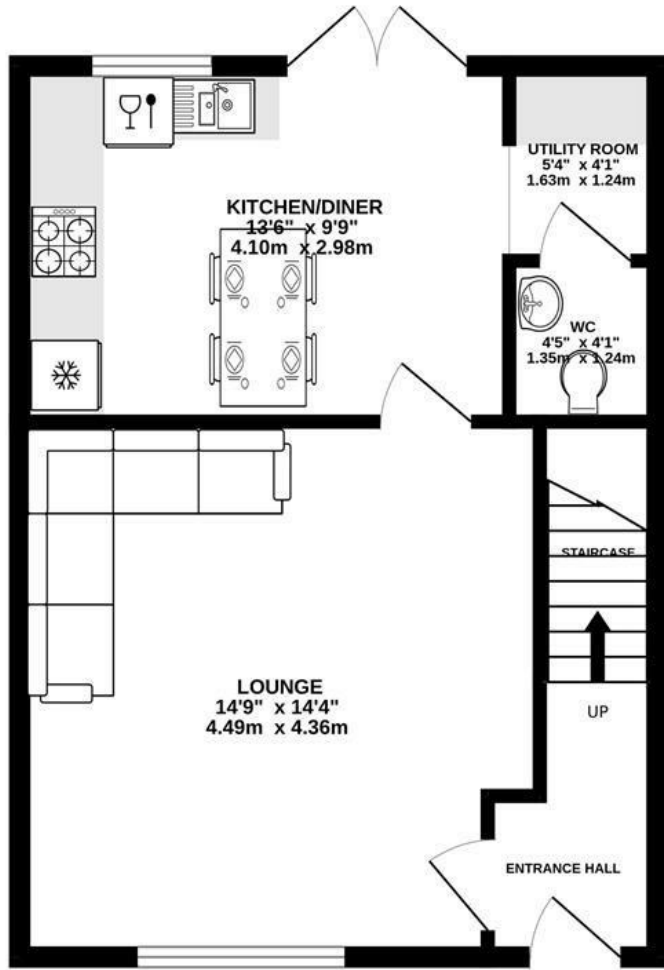




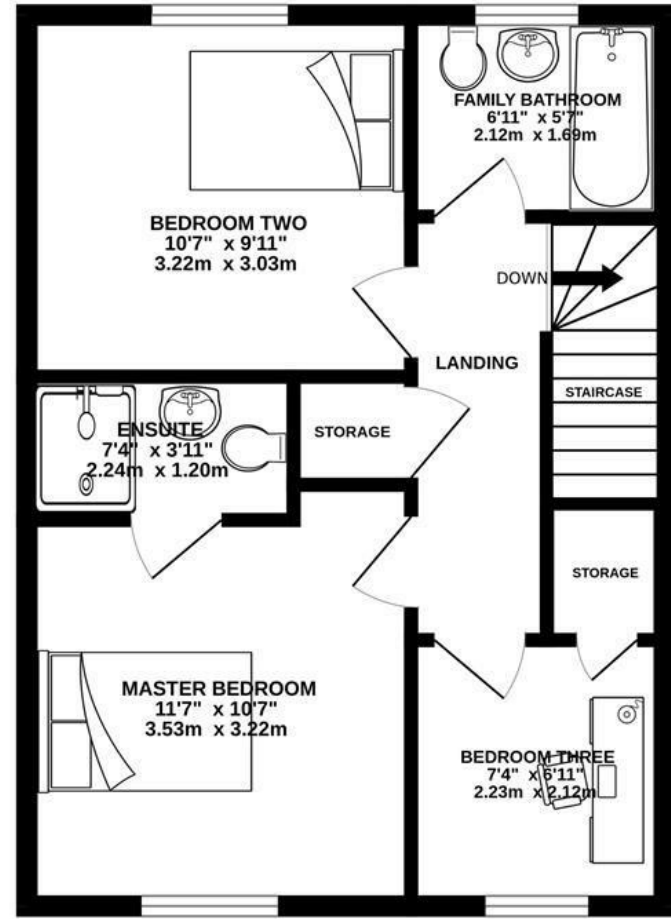




GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 859 sq.ft. (79.8 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>	<b>83</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

