



Birch Road, Coppull, Chorley

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom, semi-detached bungalow, located in a quiet cul-de-sac in the sought-after village of Coppull, Lancashire. This property, offered with NO ONWARD CHAIN, is an ideal opportunity for couples looking to put their own stamp on a home. The bungalow requires modernisation, making it perfect for buyers seeking a project with potential. Coppull offers a range of local amenities, including convenience stores, cafes, and well-regarded schools, while Chorley town centre is just a short drive away, providing additional shopping and leisure facilities. Excellent transport links are also nearby, with easy access to the M6 and M61 motorways, as well as bus routes connecting to surrounding towns and cities.

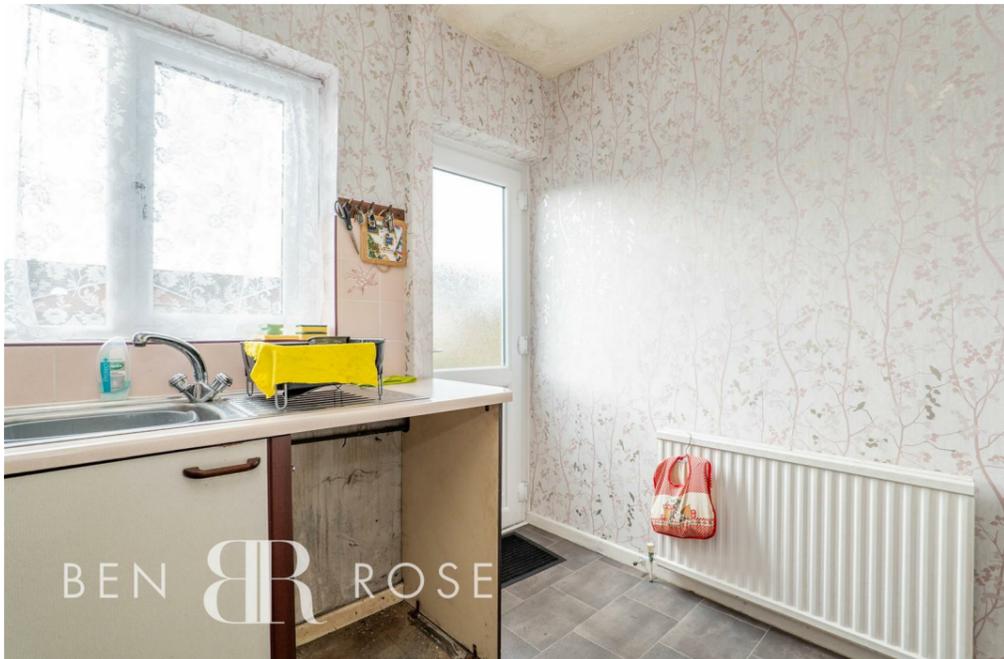
Upon entering the property, you are welcomed into the entrance hall that leads to each of the rooms. The spacious front lounge benefits from a large window that fills the space with natural light and features a charming fireplace, creating a cosy focal point. The kitchen, located towards the rear of the property, offers ample potential for customisation and has convenient access to the rear garden. The home has three versatile bedrooms, which could be utilised as sleeping spaces, home offices, or hobby rooms depending on your needs. Completing the ground floor is the three-piece family bathroom, which includes an over-the-bath shower.

Externally, the property features a lawned front garden that adds to its kerb appeal. The driveway extends along the side of the home, providing off-road parking for multiple vehicles and leads to a detached garage at the rear. The generous rear garden is divided into two lawned areas, offering plenty of space for outdoor activities or potential landscaping projects, along with a separate seating area perfect for relaxing during warmer months.

This charming bungalow, with its excellent location and potential for modernisation, offers a fantastic opportunity for couples looking to create their perfect home in a peaceful setting.





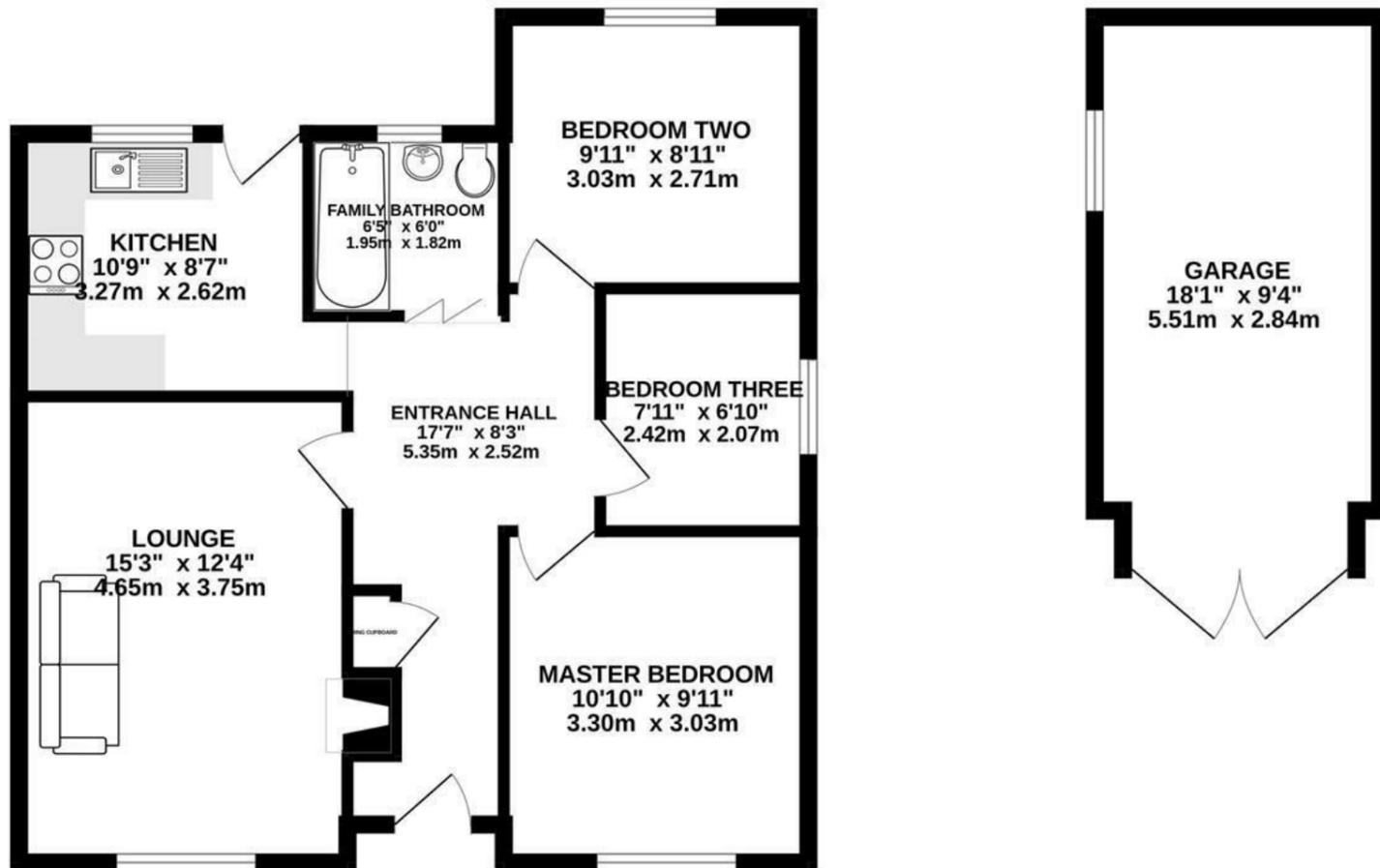








GROUND FLOOR 807 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (74.9 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	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	87
(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	
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