BEN ROSE



Spendmore Lane, Coppull, Chorley **Offers Over £129,995**

Ben Rose Estate Agents are pleased to present to the market this deceptively spacious two-bedroom, open-plan terraced property, ideally situated in the heart of Coppull, Chorley. Offering well-proportioned living space and a convenient location, this home would be an excellent choice for first-time buyers looking to step onto the property ladder or investors seeking a buy-to-let opportunity. The property is within easy reach of Chorley town centre, along with a superb selection of local schools, shops and amenities. Commuters will also benefit from excellent travel links to nearby towns and cities via the M6 and M61 motorways. An early viewing is highly recommended to avoid potential disappointment.

Internally, the property begins with an entrance porch leading into the spacious open-plan lounge and dining area. This welcoming living space benefits from a bay window, allowing plenty of natural light to flow through, while a feature open staircase adds character and creates a sense of openness. From here, you can access the kitchen, which is fitted with an integrated hob and oven, dishwasher and complementary tiling, with a door providing direct access to the rear yard.

Moving upstairs, a spacious landing leads to two good-sized bedrooms, with the master bedroom spanning the full width of the property and benefiting from fitted wardrobes. Completing the first floor is a three-piece family bathroom, finished with white tiling and featuring a bath with an overhead shower.

Externally, the front of the property features a gravelled garden with a pathway leading to the entrance door, along with on-road parking. To the rear, there is a well-maintained, south-facing yard providing a pleasant outdoor space, with access to the communal passageway.




LOGIK
Oh
CRÊPE









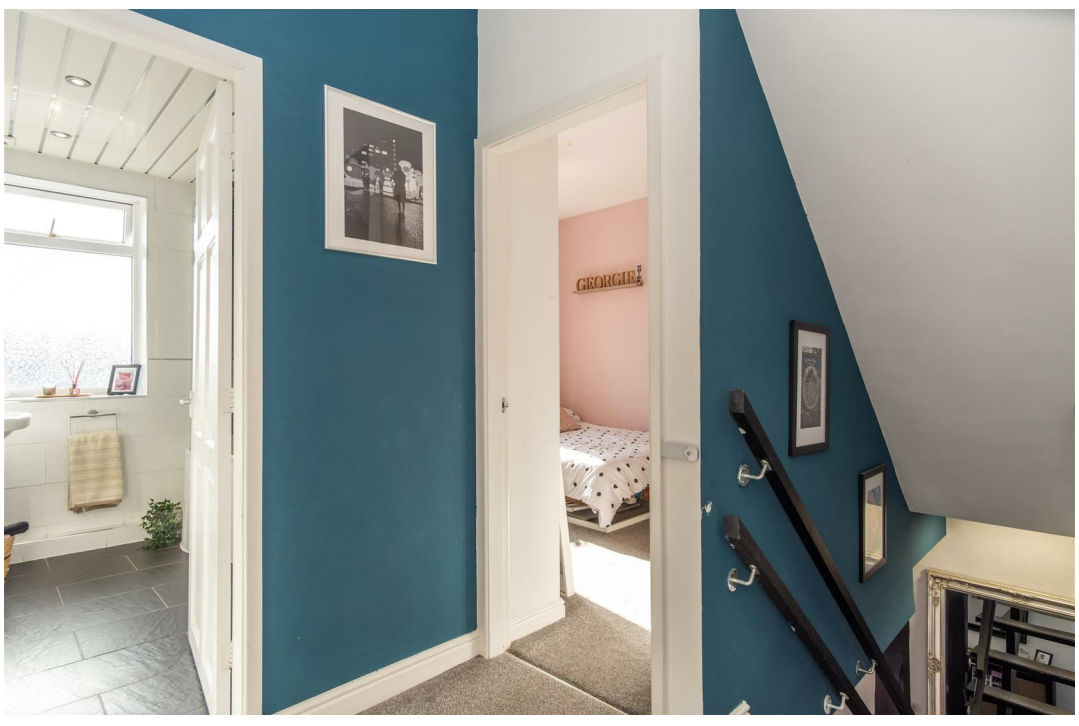












T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW





T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW


GEORGIE





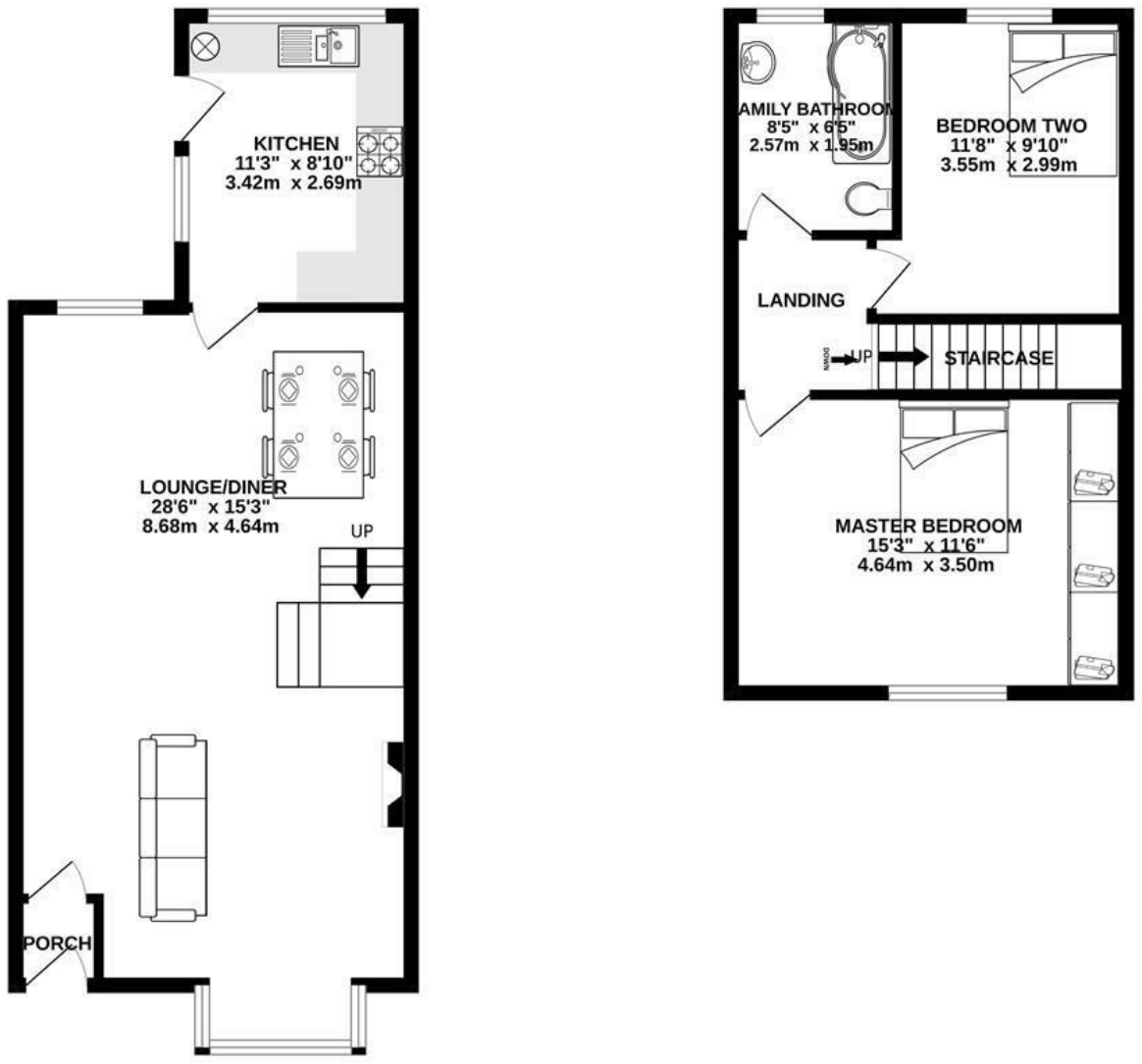


T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW

BEN ROSE

GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.

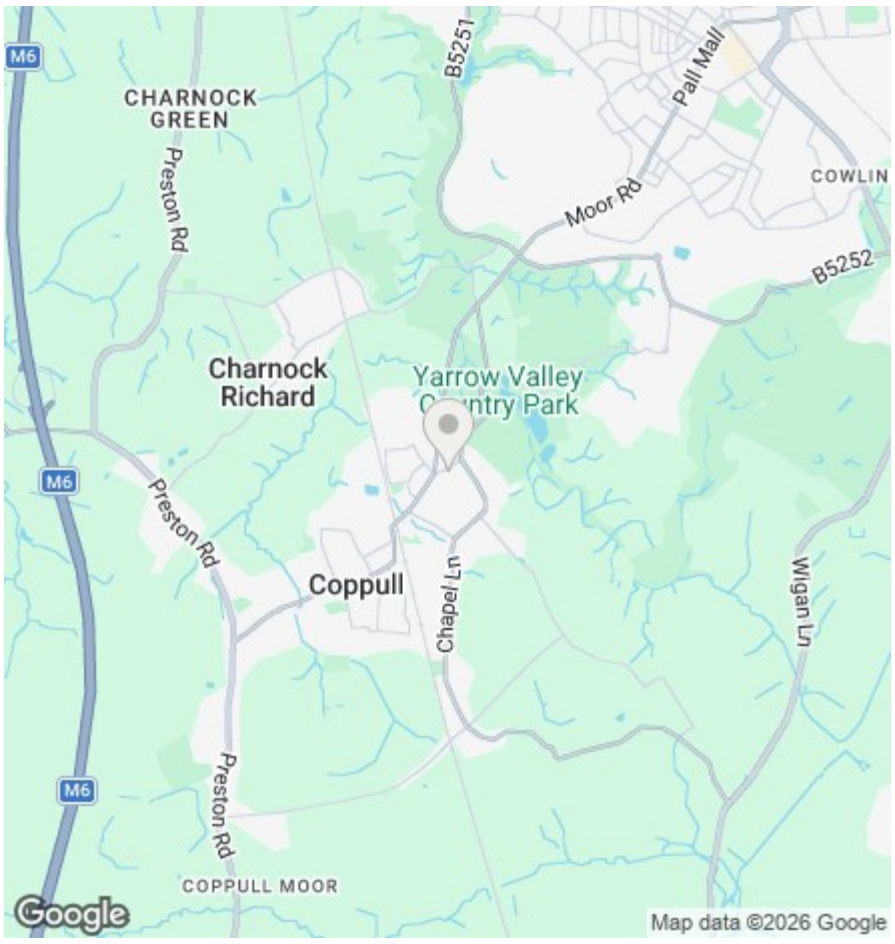
1ST FLOOR
397 sq.ft. (36.8 sq.m.) approx.

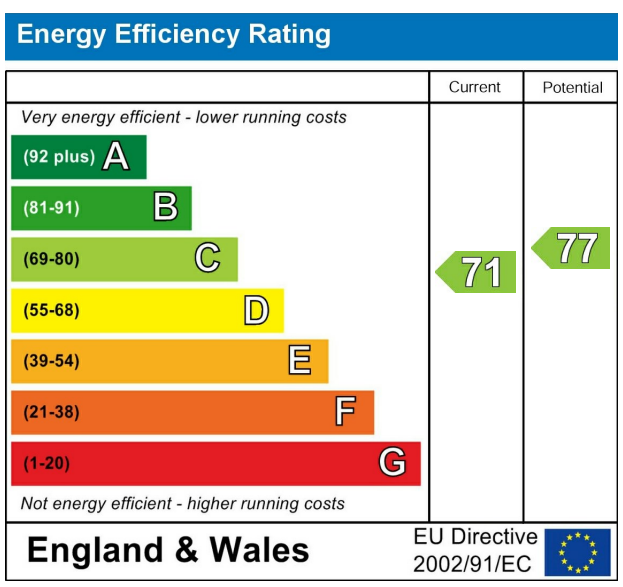


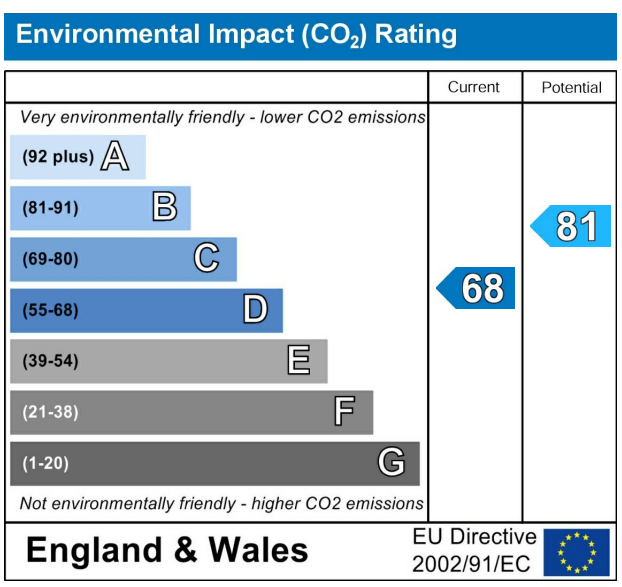
TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.

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.
Made with Metropix ©2026

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.







T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW