BEN ROSE



Park Road, Coppull, Chorley

Offers Over £239,995

Ben Rose Estate Agents are delighted to present to the market this completely renovated three-bedroom semi-detached home, ideally situated within the highly sought-after village of Coppull, Lancashire. Tucked away in a peaceful residential setting, this impressive property has been fully renovated over the last two years and is now ready to move straight into, offering spacious rooms, modern interiors and a practical layout that would make an ideal home for a small family. Coppull is well served by a range of local amenities, including reputable schools, convenient shops and leisure facilities, while excellent travel connections are also within easy reach, with the M6 motorway and Chorley train station providing straightforward access towards Preston, Manchester and the surrounding areas.

Upon entering, a spacious and bright entrance porch leads into the reception hall, which provides access to the majority of the ground floor accommodation, along with the staircase and useful under-stair storage. To the front of the property is the generous dining room, featuring a large front-facing window that allows plenty of natural light to fill the space, while providing ample room for a large family dining table. Additional cloakroom storage is also conveniently located off the reception hall. To the rear, the property opens into a gorgeous open-plan lounge and kitchen, spanning the full width of the home and creating a bright, spacious and sociable heart to the property. The lounge benefits from a multi-fuel fire and patio doors, which provide lovely views across and direct access into the garden. Adjoining this is the modern kitchen, fitted with an abundance of wall and base units, generous worktop space and a range of integrated appliances including a dishwasher, fridge freezer, microwave and gas hob. The kitchen also provides access to the utility area and WC, with further worktop and storage space and room for a washing machine and tumble dryer.

External access to the side of the property, leading through to the garden and garage, can also be found from the kitchen. Underfloor heating runs throughout the downstairs accommodation, adding an extra level of comfort to the beautifully renovated living space.

Moving upstairs, a beautiful sun-filled landing benefits from a window that allows plenty of natural light into the space and leads to three well-proportioned double bedrooms. The master bedroom benefits from built-in wardrobes, while both the master bedroom and bedroom two enjoy lovely field views to the rear, adding to the sense of space and tranquility. Completing the first floor is a modern three-piece family bathroom, fitted with a bath and over-bath shower.

Externally, the property benefits from a driveway providing off-road parking for two cars, along with a single integrated garage which is currently utilised for storage. To the rear is a good-sized, primarily lawned garden, enclosed by tall hedges for privacy and complimented by a patio area providing an ideal space for outdoor seating and entertaining, as well as a useful shed. Having undergone a full renovation within the last two years, this spacious home offers modern, ready-to-move-into accommodation in a highly sought-after location, making it an excellent choice for those looking for a property that requires little further work.

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









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Hotpoint
Hotpoint


Russell Hobbs


NINJA
H-DRY 300
All In One - Heat Pump - Remote
9 kg
OFF
CARE
Extra
All In One



















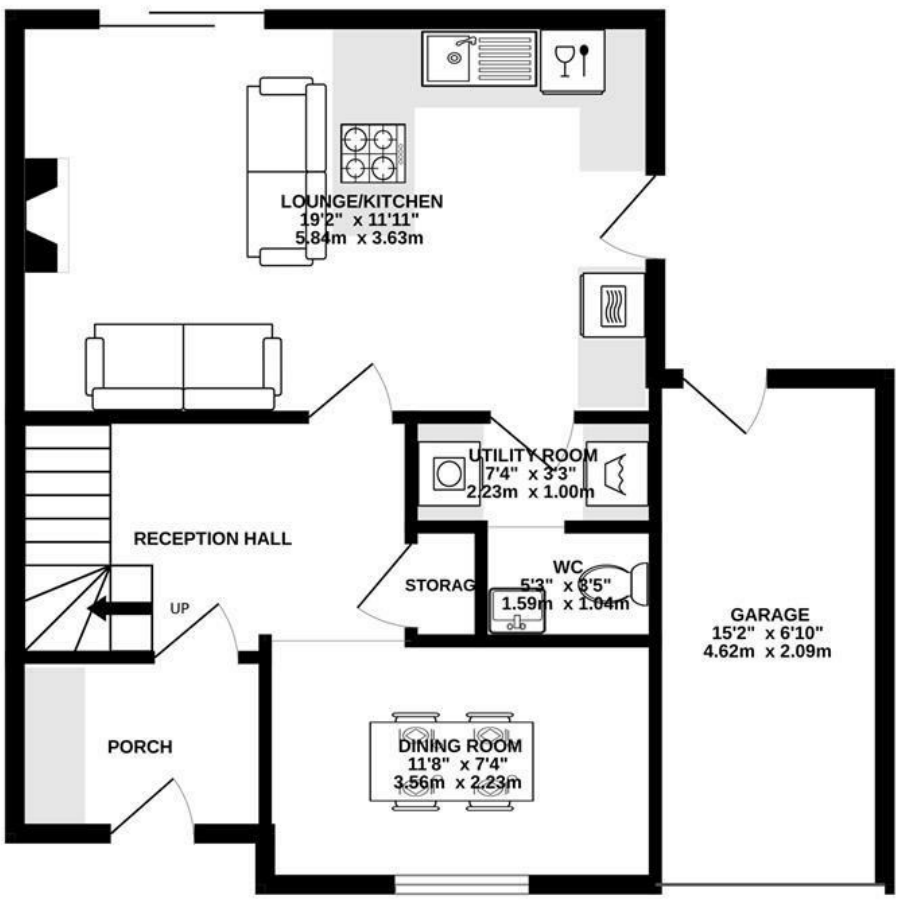


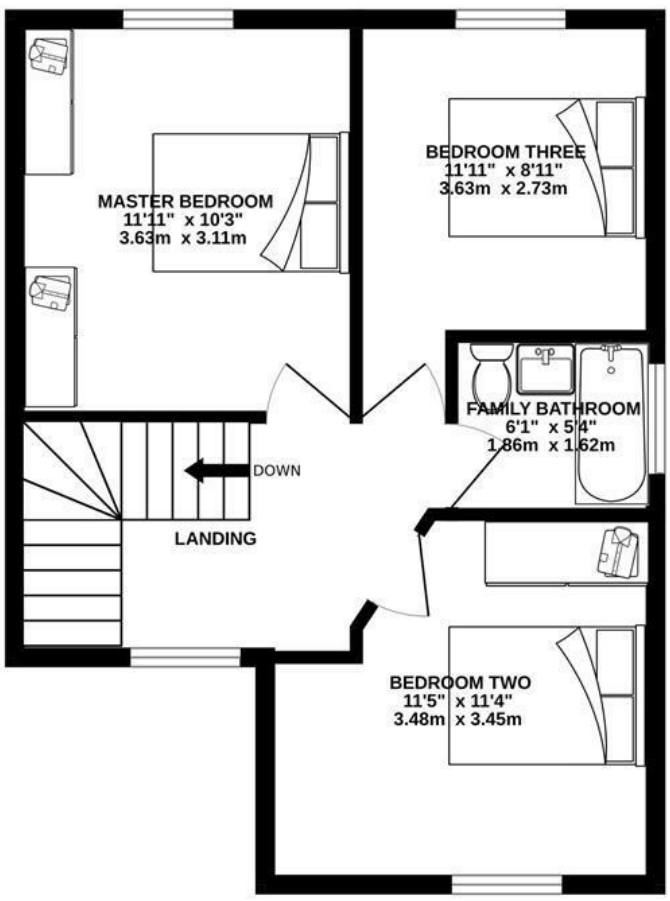
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GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.

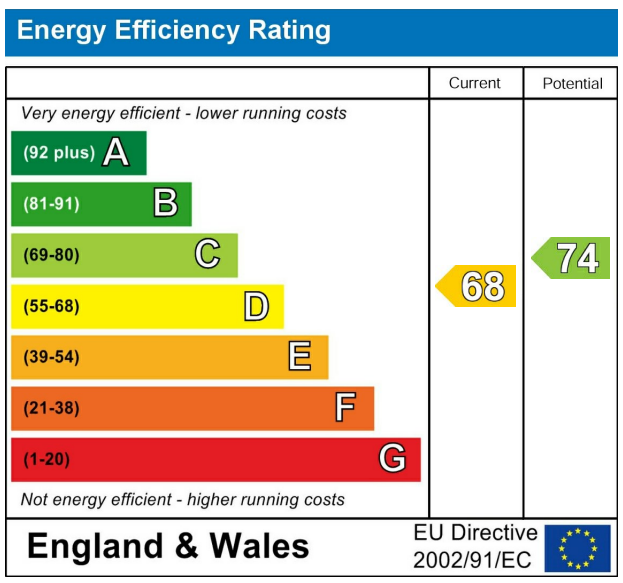


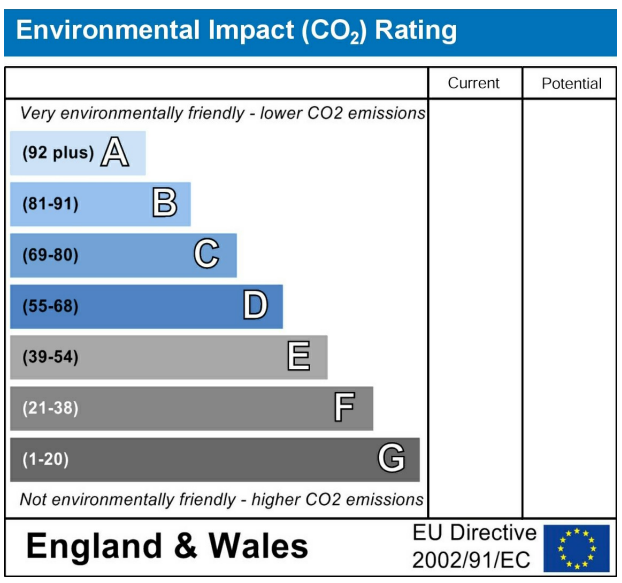


TOTAL FLOOR AREA : 1030 sq.ft. (95.7 sq.m.) approx.

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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