



Coppull Moor Lane, Coppull, Chorley

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to the market this well-presented two-bedroom semi-detached home, dating back to 1886 and nestled in the heart of Coppull, Chorley. Boasting beautiful open views to both the front and rear, this charming property combines character with modern living, making it an ideal purchase for first-time buyers, couples, or small families seeking a peaceful yet well-connected location. Coppull offers a range of local amenities, including well-regarded schools, shops, and leisure facilities. Excellent transport links are also close by, with regular bus services to Chorley, Wigan, and surrounding areas, while the M6 and M61 motorways are just a short drive away, providing convenient access across the North West.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the left, you will enter the spacious lounge, which features a charming log burner and a beautiful bay window overlooking the front aspect.

From here, you will move through to the open-plan kitchen/dining room. The modern fitted kitchen offers ample wall and base units with an integrated oven and hob, along with additional space for freestanding appliances. Newly installed patio doors open directly onto the rear garden, allowing plenty of natural light to fill the space. The dining area provides ample room for a family dining table and benefits from convenient downstairs storage.

Just off the dining area is a versatile office, ideal for use as a home office, playroom, snug, hobby room, or additional storage space.

Moving upstairs, you will find two well-proportioned double bedrooms, both enjoying lovely open views, with the principal bedroom also benefiting from bespoke fitted wardrobes. Completing this level is a contemporary three-piece shower room.

Externally, the property boasts a private driveway to the front, providing off-road parking for two vehicles. To the rear is a beautifully maintained garden featuring a lawn and flagged patio, creating the perfect space for relaxing or entertaining while enjoying the open outlook beyond.

Early viewing is highly recommended to avoid potential disappointment.











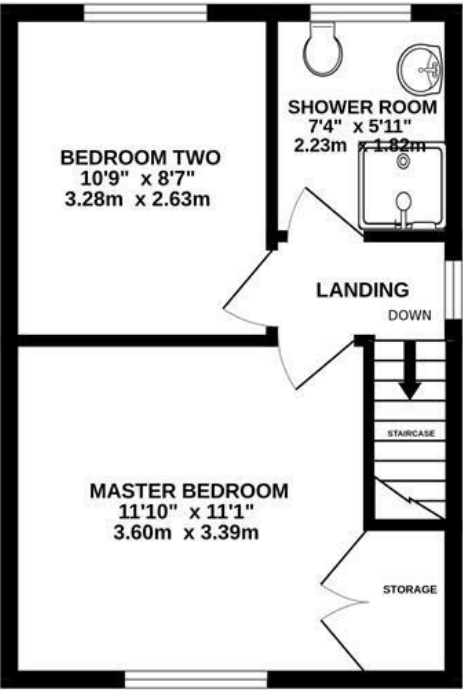


BEN ROSE

GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

