



## Chapel Lane, Coppull, Chorley

**Offers Over £159,995**

Ben Rose Estate Agents are pleased to present to the market this two-bedroom end terrace home in the delightful town of Coppull, that has received extensive renovations throughout. Ideal for first-time buyers looking to establish a home, this property offers a modern interior set within a charming community. Its convenient location provides seamless access to the motorway network and Chorley Town Centre, perfect for commuting professionals. Additionally, the area is rich in amenities, including reputable schools, local shops, and picturesque countryside nearby, catering to a range of lifestyle needs.

Stepping inside, you are welcomed into the entrance hall, leading through to the spacious front lounge. This inviting space is perfect for relaxing and features a stunning real wood fire, adding warmth and character to the room. Moving towards the rear of the home, you'll find the stylish open-plan kitchen/diner, designed for both cooking and entertaining. With ample worktop space. The dining area comfortably accommodates a large table and chairs, with a door opening out to the rear yard, enhancing the flow of indoor-outdoor living.

Ascending to the first floor, the home has two well-sized bedrooms, each offering a cosy and comfortable retreat. The modern family bathroom showcases an elegant, modern design with high-quality fittings. It features a freestanding bath and corner shower.

Externally, the home has on-road parking to the front. To the rear, the private yard is designed for low maintenance while still providing an excellent outdoor space. This delightful home presents a fantastic opportunity for first-time buyers looking to step onto the property ladder in a thriving and well-connected community.







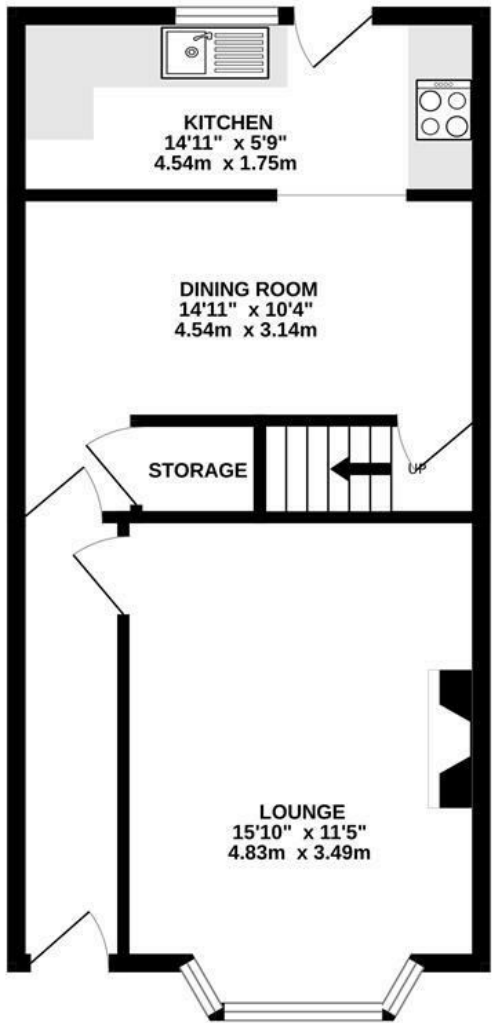




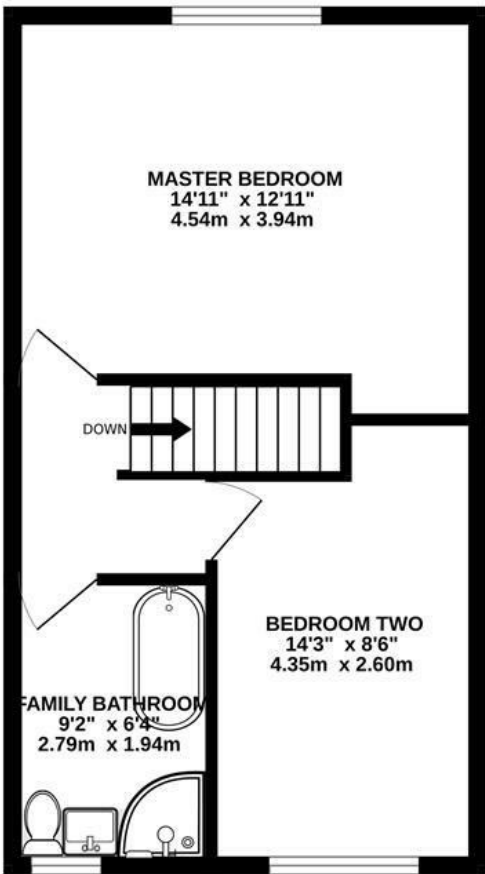


# BEN ROSE

GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 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) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

