

Mill Lane, Coppull

PR7 5WP

In Excess of £250,000



Beautifully presented semi detached property with three double bedrooms, plenty of off road parking, private rear garden and delightful orangery. To the front, wrought iron gates and railings open to a tarmac driveway with crushed slate to each side of the porcelain tiled path leading to the main entrance. Step into the welcoming hallway and from there to the spacious living room. To the rear the heart of the house benefits from a cloakroom comprising wc and wash hand basin, and dining kitchen with a range of wall and base units, porcelain tiled flooring and integrated appliances including refrigerator and freezer, electric oven and grill, gas hob with space, power and plumbing for additional appliances. Leading off is the delightful orangery with French windows opening on to the delightful, private garden with sun terrace, lazy lawn and side seating area making this the perfect place to relax and entertain. Back inside stairs lead to the first floor landing with airing cupboard housing the combi boiler, bedroom two to the rear and bedroom three to the front. The bathroom lies between the bedrooms for convenience and privacy and comprises bath with screen and mixer shower over, wc and floating wash hand basin. A door opens to stairs leading up to the private main bedroom suite, a wonderful spacious room with built in wardrobes and en suite comprising mixer shower in cubicle, floating wash hand basin and wc. Within easy reach of village amenities, excellent schools, primary transport routes and countryside walks this property offers over 1,000 square feet of accommodation. Do give us a call to arrange a viewing and make it yours.



Council Tax band: C

Tenure: Freehold

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- Beautifully presented
- Three double bedrooms
- Orangery
- Off road parking
- Countryside walks in easy reach
- Delightful main suite



Eccleston Branch

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01257 451673

Coppull Branch

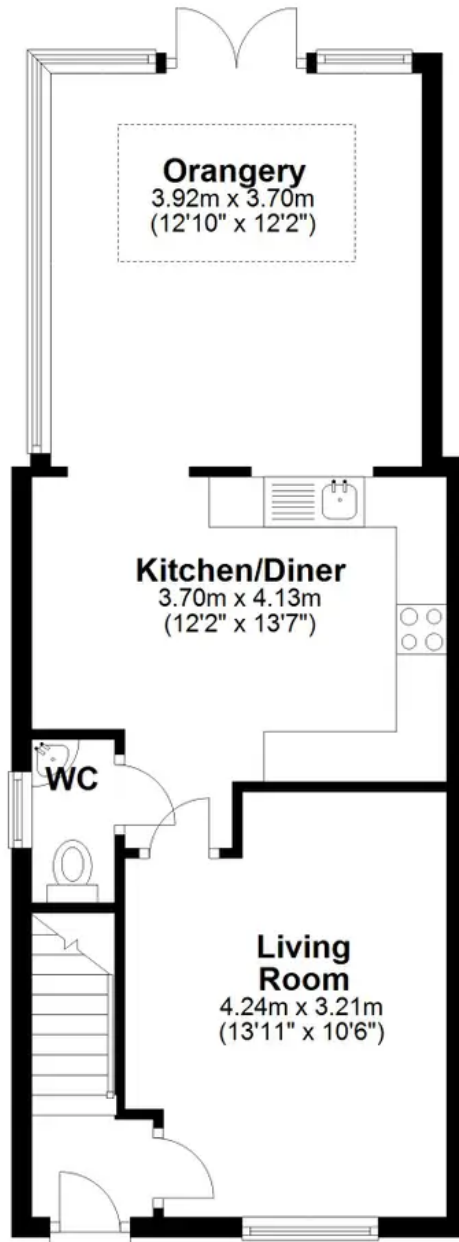
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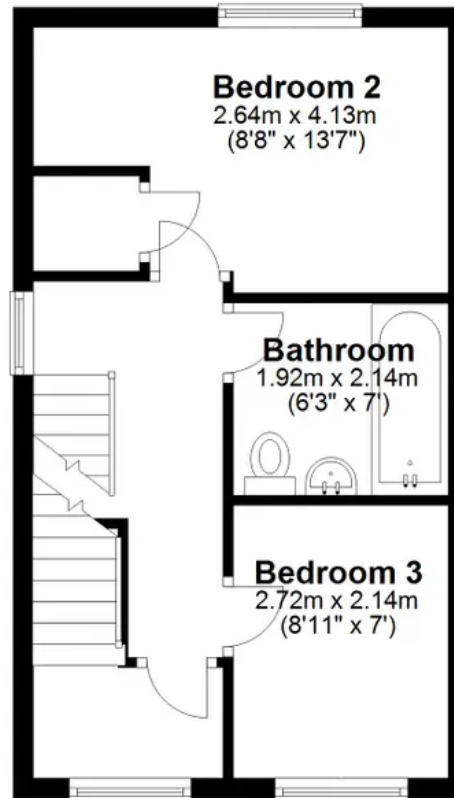
Ground Floor

Approx. 45.4 sq. metres (488.3 sq. feet)



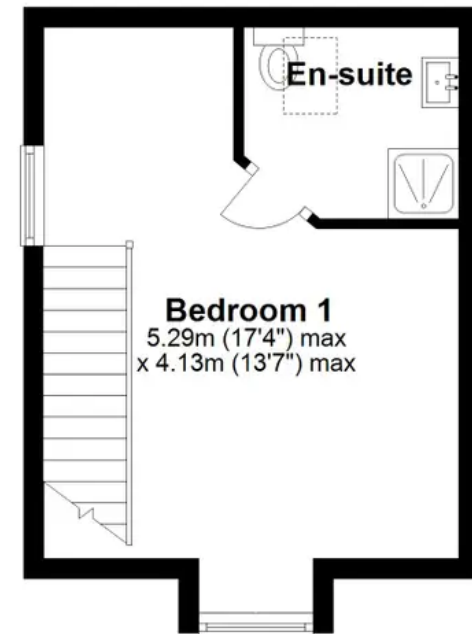
First Floor

Approx. 30.9 sq. metres (332.8 sq. feet)



Second Floor

Approx. 22.5 sq. metres (242.2 sq. feet)



Total area: approx. 98.8 sq. metres (1063.2 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.