



Bentham Street, Coppull

PR7 5AR

£675 pcm



Two bedroom terrace property close to all village amenities and excellent schools. This spacious and well-presented property is available from early April.

The property is garden fronted and the main entrance leads to a vestibule and then into the spacious main living room with feature electric fireplace. To the rear is the equally spacious kitchen with a range of wall and base units, electric oven with hob and extractor fan, washing machine, dryer, breakfast bar and understairs storage.

To the first floor are the two bedrooms, one with fitted wardrobes, and a beautiful three-piece bathroom with large shower enclosure, wash hand basin and low level wc. This property has been well maintained and is beautifully presented throughout, which combined with gas central heating and double glazing ensures that this house could be moved straight into.



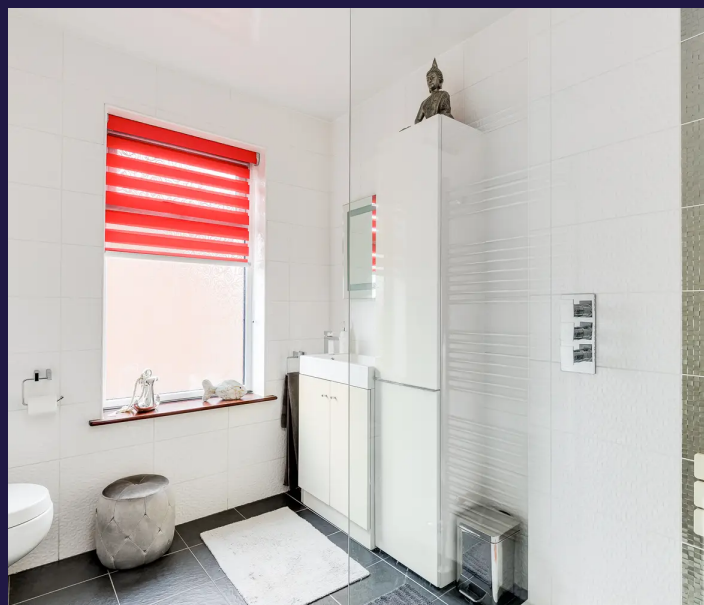
Externally, the front of the property is set back from the road with small front garden and there is plenty of space for on-road parking. To the rear is a south facing yard area for outdoor furniture and a storage shed. There has also been a new boiler and consumer unit fitted.

The property is from April and requires a deposit of £775 including holding deposit of £155.

Council Tax Band: A

EPC Rating: D

- Two bedrooms
- Modern kitchen and bathroom
- Yard at rear
- Close to all local amenities
- Village location
- Available from April



**HOME TRUTHS**  
SALES AND LETTING AGENT

**Eccleston Branch**

265 The Green, Eccleston, PR7 5TF  
01257 451673

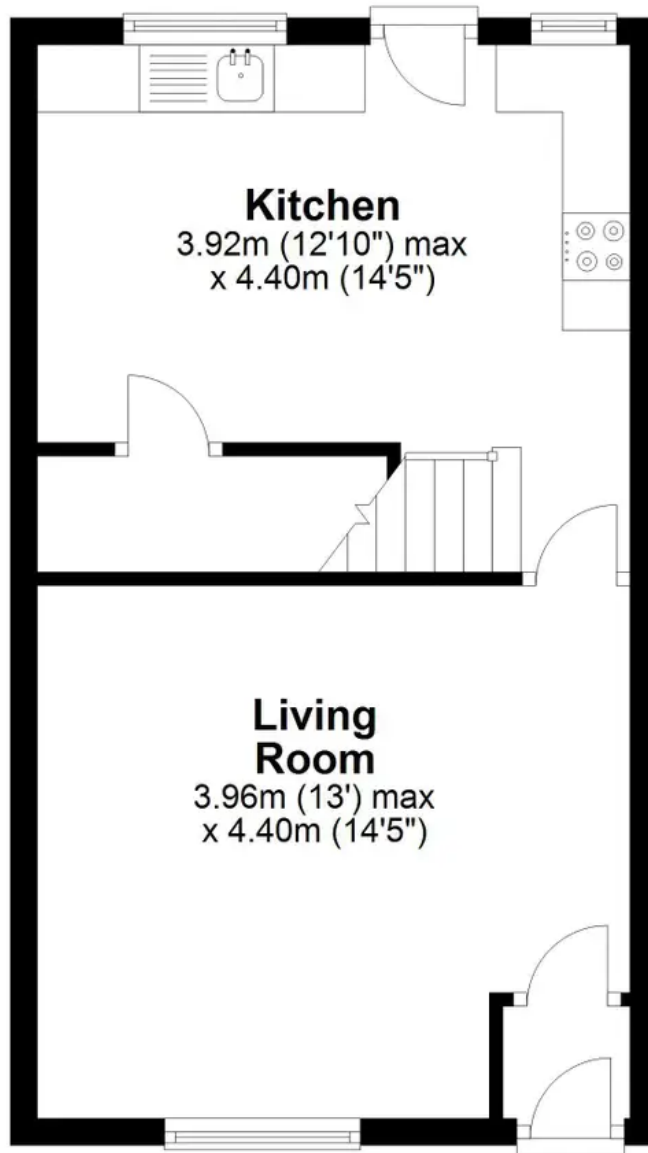
**Coppull Branch**

244 Spendmore Lane, Coppull, PR7 5DE  
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[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
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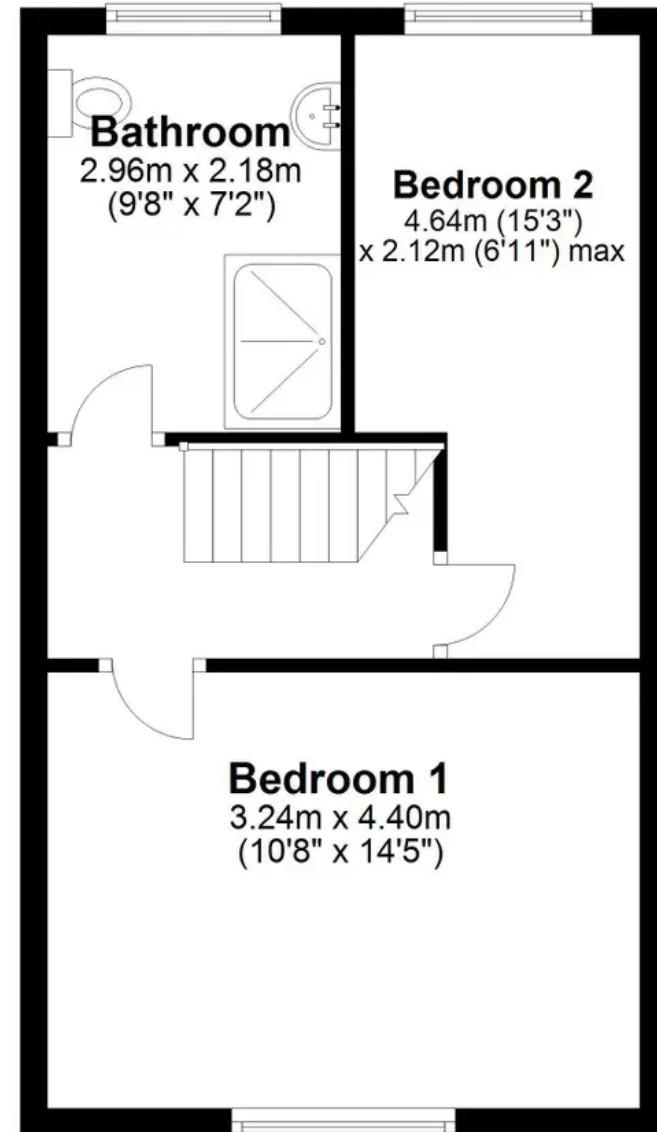
## Ground Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



## First Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



Total area: approx. 70.2 sq. metres (755.3 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING  
Plan produced using PlanUp.