



HOME TRUTH
SALES AND LETTING AGENTS

Cleveland Street, Coppull

PR7 5AT

In Excess of £135,000



Unique and spacious two bedroom detached property in a quiet yet central village location with private outside space. Available with no upward chain.

With living room and dining kitchen to the ground floor, two double bedrooms and a family bathroom to the first floor, lovely outside living areas and the benefits of being detached this house has all the potential to make a perfect first time buy or investment property where you can expect a return of over 5%.

There is also a large loft space which, subject to the necessary planning rules, could be converted to a further bedroom.

Close to all village amenities, primary transport routes and schools this is a great place to call home. Do get in touch to arrange a viewing and make it yours. Council tax A, EPC D, Leasehold £1.20 per annum and 881 years remaining.



Unique and spacious two bedroom detached property in a quiet yet central village location with private outside space. Available with no upward chain.

Council Tax band: A

Tenure: Leasehold

- Detached property
- Two double bedrooms
- Spacious dining kitchen
- Private outside space
- Excellent first time buyer or investment property
- No upward chain



Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

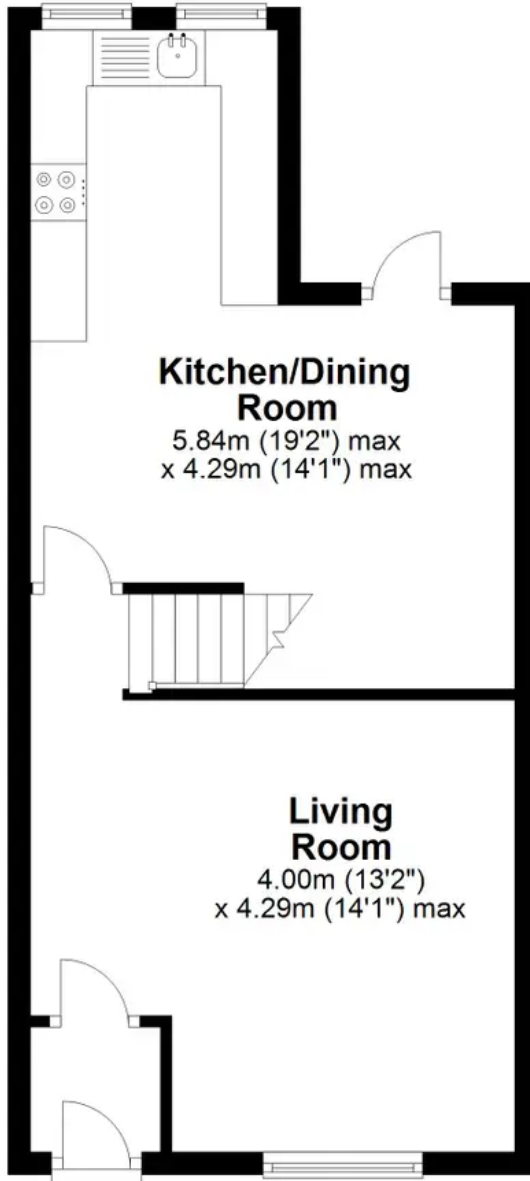
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk



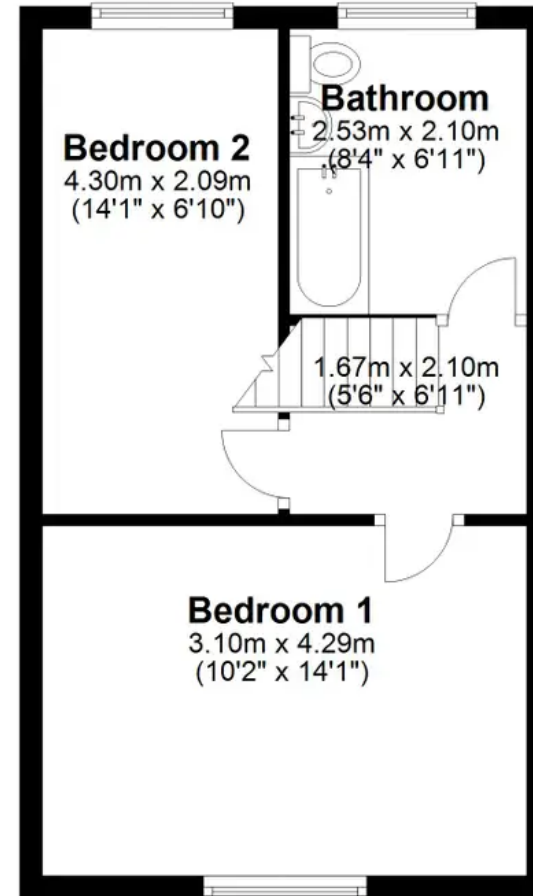
Ground Floor

Approx. 37.6 sq. metres (404.2 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.7 sq. feet)



Total area: approx. 69.8 sq. metres (750.9 sq. feet)

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