



HOME TRUTHS
SALES AND LETTING AGENT

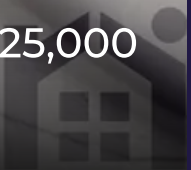
32



Coppull Moor Lane, Coppull

PR7 5JH

In Excess of £225,000





Beautiful three bedroom cottage dating back to the 1880s on a lovely country lane with easy access to primary transport routes, village amenities, countryside walks and local nature reserves. With many period features, this lovely family home has plenty to offer. Stroll through the front garden to the main entrance and step into the welcoming hallway. The two spacious reception rooms are the bay fronted living room and the heart of the house to the rear with log burning stove in imposing hearth and plenty of space for dining and comfortable furniture. Leading off is the kitchen comprising a range of wall and base units, breakfast bar, double electric oven and grill, five burner gas hob and space, power and plumbing for additional appliances. Completing the ground floor is the cloakroom comprising wash hand basin, wc and ladder heated towel rail. Externally the cottage garden is lovely and private and bordered by mature planting. There is a courtesy door to the detached garage which benefits from power and light. Back inside, stairs lead to the first floor landing where you will find the good sized bathroom with rainfall shower in cubicle, wc, ladder heated towel rail, wash hand basin and very social double ended bath. Bedrooms two and three both have views across fields and trees to the rear, with the latter also having built in storage housing the Worcester combi boiler. Bedroom one is a spacious double to the front also with views across the countryside and stairs leading up to the loft room which makes a perfect studio, home office or games room. With over 1400 square feet of versatile accommodation this property has provenance, style and space.

Beautiful three bedroom cottage dating back to the 1880s on a lovely country lane with easy access to primary transport routes, village amenities, countryside walks and local nature reserves.
Council Tax band: B

Tenure: Freehold

- Views to the front and rear
- Three double bedrooms
- Two reception rooms
- Log burner
- Easy access to primary transport routes
- Media tour



HOME TRUTHS
SALES AND LETTING AGENT

Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

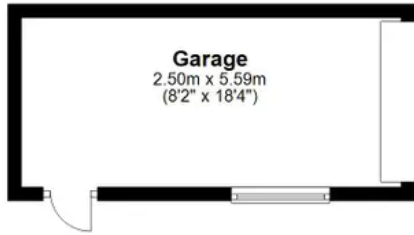
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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



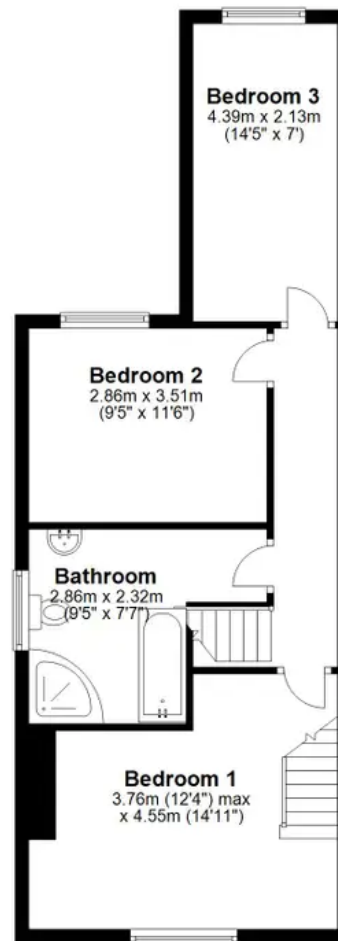
Ground Floor

Approx. 64.2 sq. metres (690.7 sq. feet)



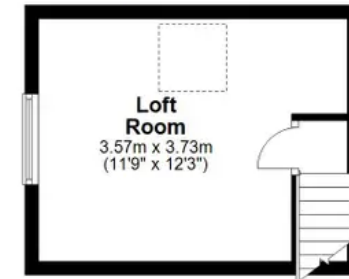
First Floor

Approx. 49.8 sq. metres (536.0 sq. feet)



Loft

Approx. 16.3 sq. metres (175.0 sq. feet)



Total area: approx. 130.2 sq. metres (1401.7 sq. feet)

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