



West End Avenue, Coppull

PR7 5DB

£260,000







Fabulous three bedroom true bungalow tucked away on a quiet cul de sac within easy reach of village amenities, primary transport routes and in the catchment area for excellent schools. With gated access for privacy and security there is ample parking and a detached garage. Step into the spacious vestibule and from there into the internal hallway with small office area and with ladder access to the part boarded loft with light and which also houses the 12 month old Worcester combi boiler. The living room has additional space from a bay window and the conservatory overlooks the garden and is currently used as a dining room. The breakfast kitchen comprises a range of wall and base units with washing machine, electric hob, oven and grill. There are three bedrooms each of which can accommodate a double, and the family bathroom comprises bath with screen and electric shower over, wash hand basin, wc and ladder heated towel rail. Externally the property sits really well on its plot with extensive gardens to the front and rear, raised decking which faces southwest making it a great place to relax at the end of the day. There is also private access to Spendmore Lane to the side. With nearly 900 square feet of accommodation this is a comfortable family home and also perfect for those who want their living on one level.





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Council Tax band: C

Tenure: Freehold

- Detached true bungalow
- Three bedrooms
- Good sized gardens
- Cul de sac location
- Plenty of parking
- Media tour



**Eccleston Branch**

265 The Green, Eccleston, PR7 5TF  
01257 451673

**Coppull Branch**

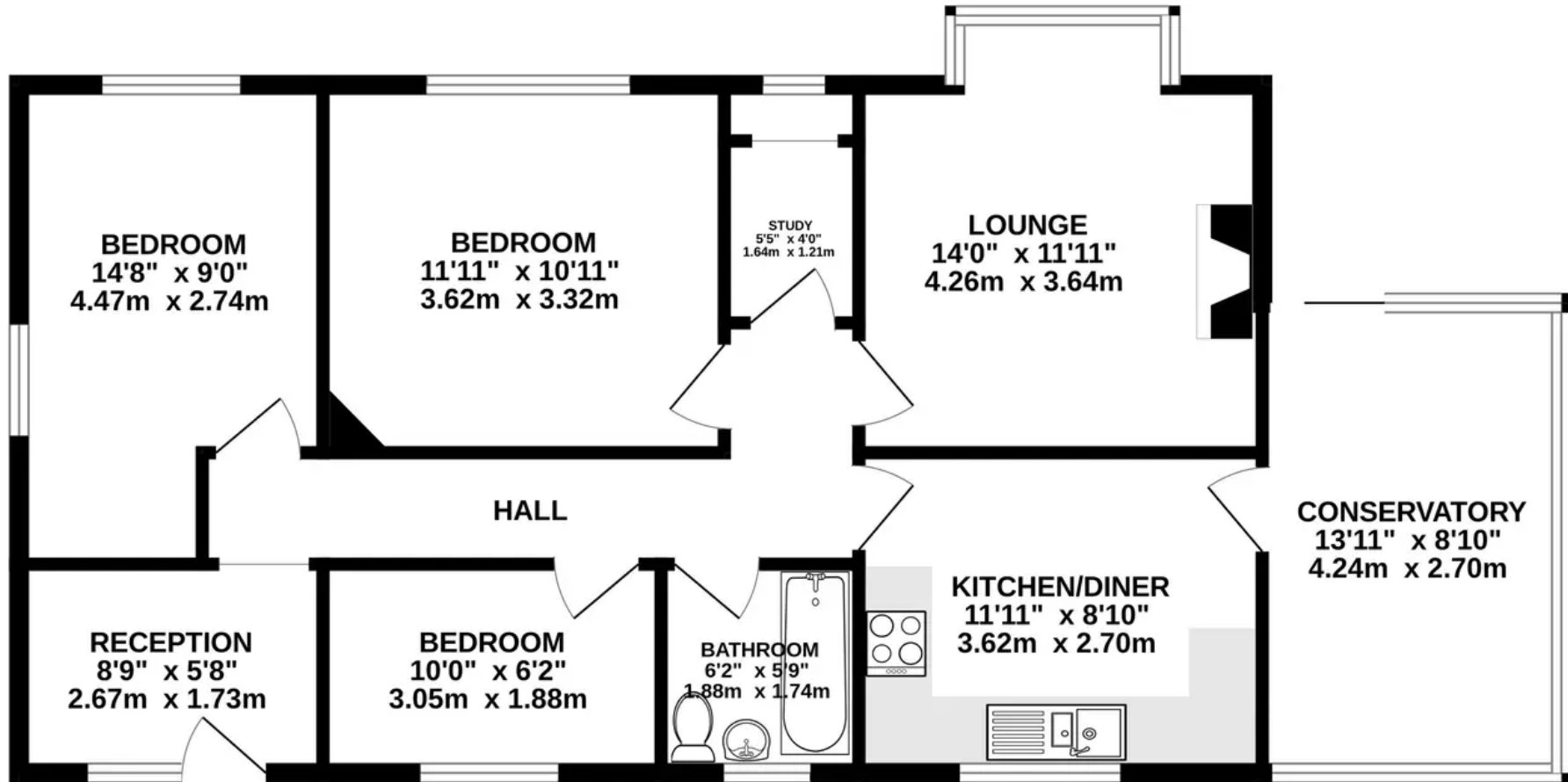
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)



# GROUND FLOOR

877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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