

West End Avenue, Coppull

PR7 5DB

£195,000





Beautifully presented, extended three bedroom semi detached property in a quiet cul de sac location close to village amenities, primary transport routes and in the catchment area for excellent schools. To the front the two driveways can accommodate several vehicles and lead past the garden to the main entrance. Step into the vestibule and from there to the living room with gas stove. To the rear, the heart of the house has plenty of space for dining and comfortable furniture and the kitchen comprises a range of wall and base units with central island and breakfast bar, double electric oven and grill, electric hob with extractor over, dishwasher, glass sink and porcelain tiled flooring. Externally, the south west facing garden is private and secluded with a raised deck being the perfect place to relax and entertain at the end of the day. Indian stone paving to the rear makes an excellent utility and storage area. Back inside to the first floor bedrooms one and three are to the front, with bedroom two to the rear having views over fields and trees towards Charnock Richard. The bathroom comprises bath with screen and electric shower over, wash hand basin on vanity, wc and fully tiled elevations and flooring. This delightful property is a first class family home.



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Council Tax band: A

Tenure: Leasehold

- Three bedrooms
- Beautifully presented
- Off road parking
- Low maintenance gardens
- Cul de sac location
- Media tour



HOME TRUTHS
SALES AND LETTING AGENT

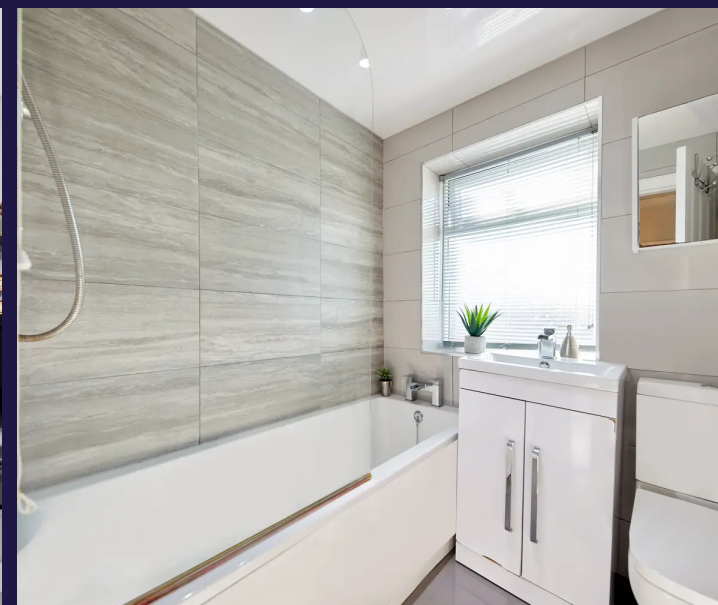
Ecclestone Branch

265 The Green, Ecclestone, PR7 5TF
01257 451673

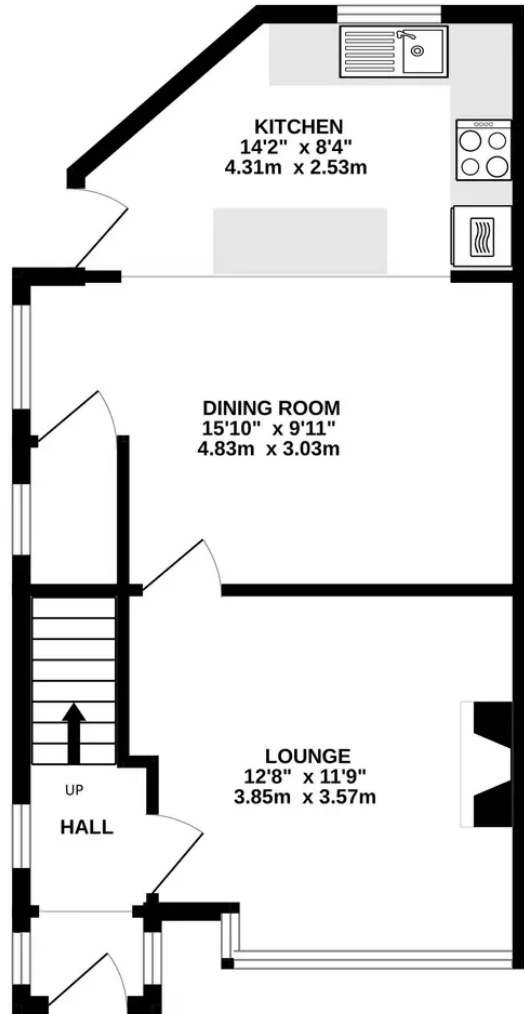
Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

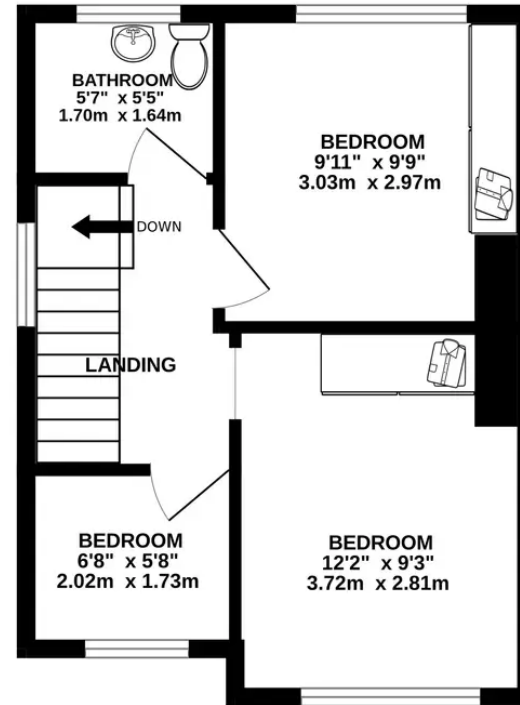
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GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 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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