



Pear Tree Avenue, Coppull

PR7 4NL

£350,000





Spacious and welcoming four bedroom detached property with an imposing and wide frontage on one of the most sought after locations in the village giving this property kerb appeal. The driveway can accommodate two vehicles with lawns to either side and leads to the double garage and main entrance. Step into the hallway with cloakroom off comprising wc and wash hand basin. The living room runs the depth of the property and benefits from plenty of natural light from two elevations including the French windows to the rear. A door leads to reception two, a versatile room which, in its time has been a dining room, study and snug. The breakfast kitchen has a range of wall and base units with integrated appliances including dishwasher, refrigerator and freezer, gas hob, electric oven and grill and a separate utility room has space, power and plumbing for additional appliances. Externally, the southwest facing garden is mainly laid to lawn with two discrete seating areas for privacy, making this a lovely space in which to relax and entertain. A courtesy door opens to the garage which has a built in den or office with power and light. Back inside, stairs lead to the first floor landing with airing cupboard, and ladder access to the loft with light. Bedroom one has fitted wardrobes and en suite comprising electric shower in cubicle, wc and wash hand basin. There are three further double bedrooms with the smallest currently being used as an office. Completing the first floor the bathroom comprises bath with screen and electric shower over, wc and wash hand basin.



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Tenure: Freehold

- Spacious detached property
- Four double bedrooms
- Southwest facing garden
- Just under 1400 square feet
- Cul de sac location
- Media tour



Eccleston Branch

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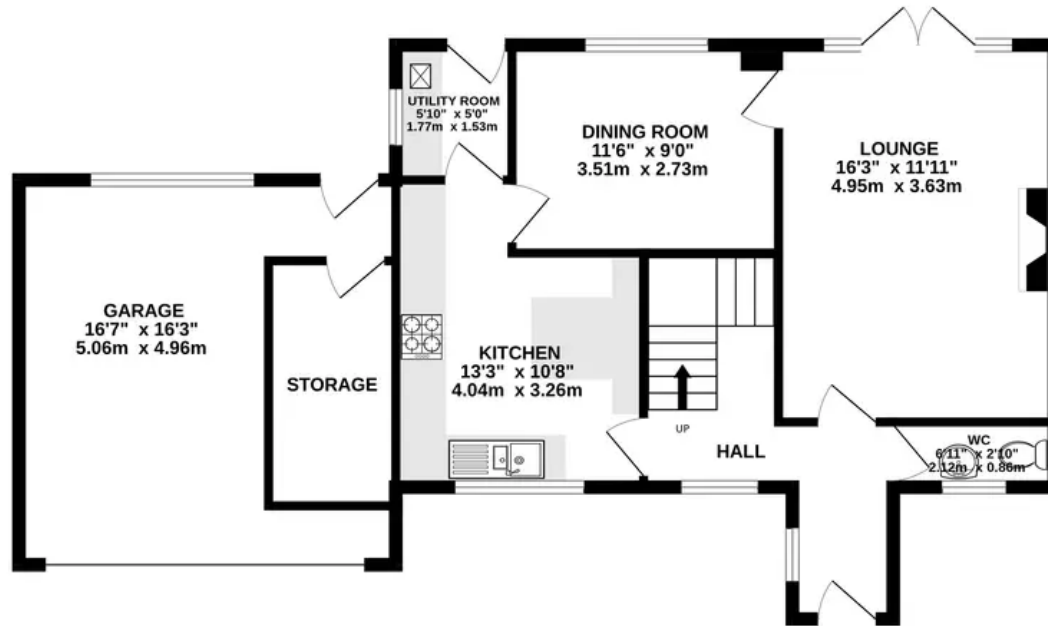
Coppull Branch

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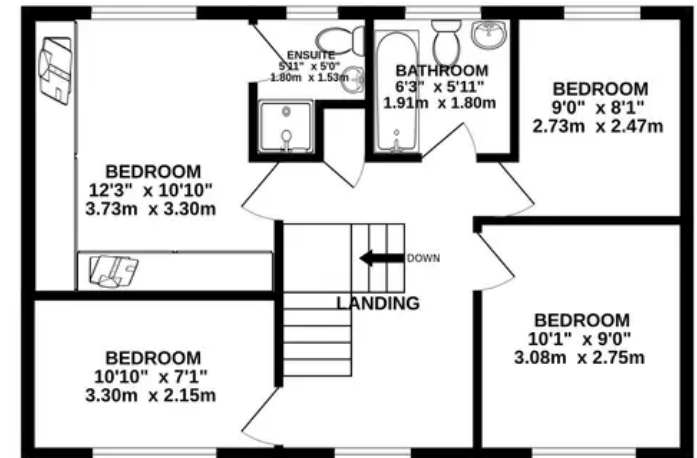
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GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.4 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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