



Alder Grove, Coppull

PR7 4QL

£250,000







Fabulous detached property on a quiet cul de sac in a popular residential area close to village amenities, primary transport routes and in the catchment area for excellent schools. Available with no upward chain. To the front the two car driveway leads past the beautifully kept garden to the main entrance with the clematis climbing up a trellis to one side providing a lovely welcome. Step into the welcoming hallway and from there to the spacious living room with large archway to the dining room with patio doors overlooking the garden. The elegant kitchen comprises a range of wall and base units with integrated appliances including electric oven and grill, electric hob and Baxi boiler. Leading off is the utility room with space, power and plumbing for additional appliances and courtesy door to the garage which benefits from power and light. Step outside into the terraced garden with upper and lower seating areas, steps leading down to the brook. Mature planting gives privacy and make this a delightful place in which to relax and entertain. Back inside to the first floor landing with storage; bedrooms one and two are doubles, both with fitted storage and bedroom three is currently used as a home office. The bathroom comprises wash hand basin in vanity unit, fully tiled elevations and flooring, wc and rainfall shower in cubicle. Beautifully presented, this delightful property is the perfect place to call home.





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Council Tax band: C

Tenure: Freehold

- Beautifully presented
- Detached property
- Three bedrooms
- c 950 square feet
- Terraced rear garden
- No upward chain



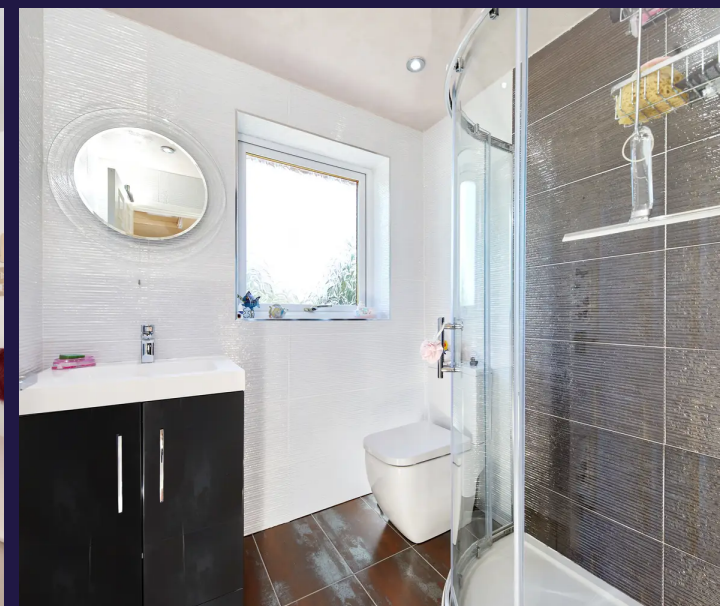
**Eccleston Branch**

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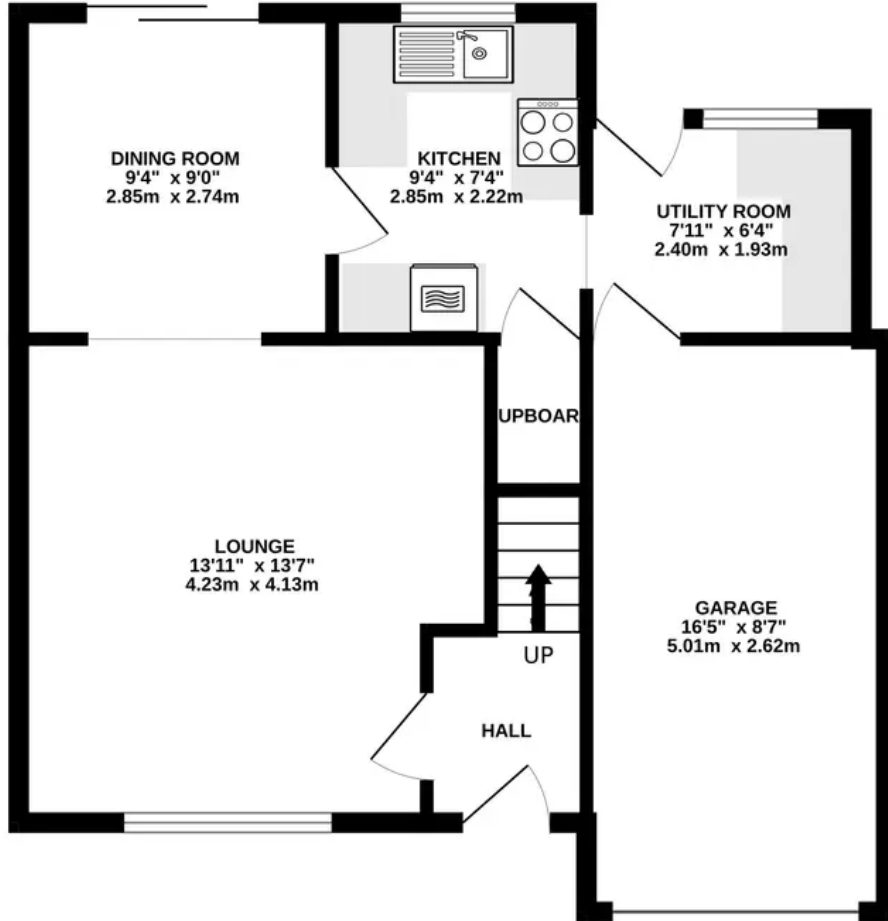
**Coppull Branch**

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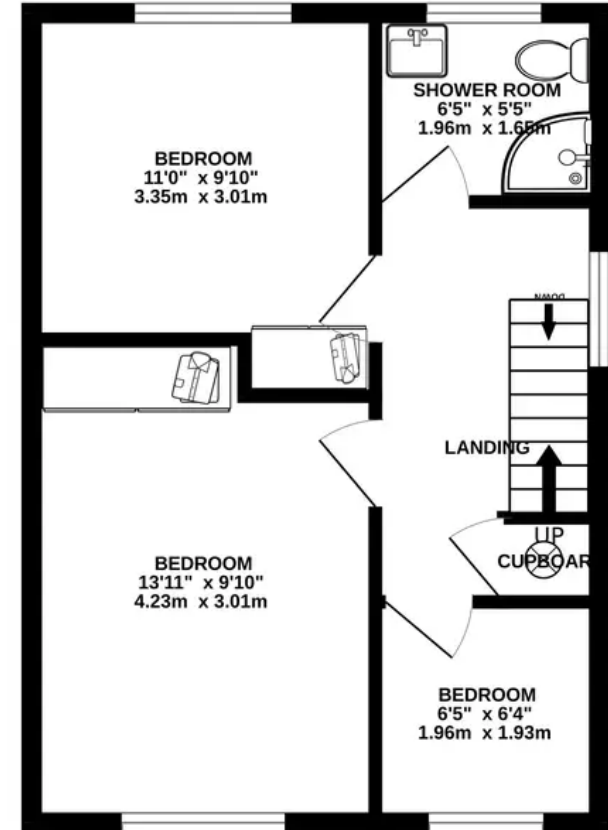
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GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 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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