



52 Clancutt Lane, Coppull

PR7 4NS

£775 pcm





Recently renovated garden fronted three bedroom mid terrace property situated in the village of Coppull available to let immediately.

With a garden to the front a path leads to the main entrance where you step into the vestibule and from there to the spacious first reception room. Stairs to the first floor divide reception one from reception two which has understairs storage. To the rear, the newly fitted kitchen has a range of wall and base units with integrated electric oven, hob and extractor fan and space, power and plumbing for appliances.

Externally the property benefits from a patio area with gated access to a private lawn area with views across to the Lancashire Pennines.

To the first floor are three well-proportioned bedrooms, airing cupboard housing the Main combi boiler and bathroom comprising bath with screen and mixer shower over, wc and wash hand basin.

Close to village amenities, primary transport routes and in the catchment area for excellent schools this is a fantastic place to call home. The property has been fully refurbished with new kitchen and bathroom, new carpets and decorated throughout in neutral tones.



The property is available now and requires a deposit of £890 including a holding deposit of £175. The Zero Deposit Scheme is also available.

Council Tax band: A

EPC Rating: C

- Three bedrooms
- Recently renovated
- Gardens to front and rear
- Popular residential location
- Zero deposit scheme available
- Available now



Eccleston Branch

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Coppull Branch

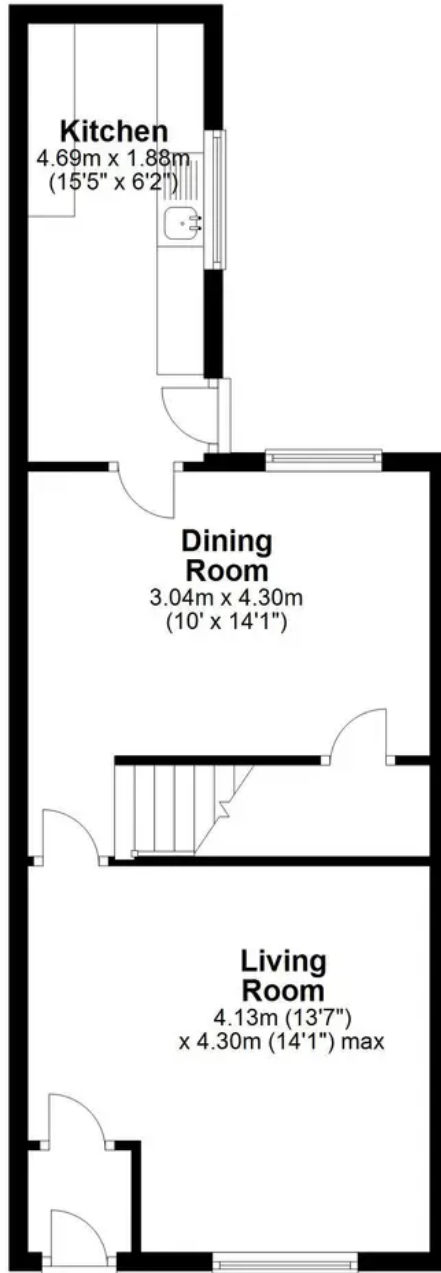
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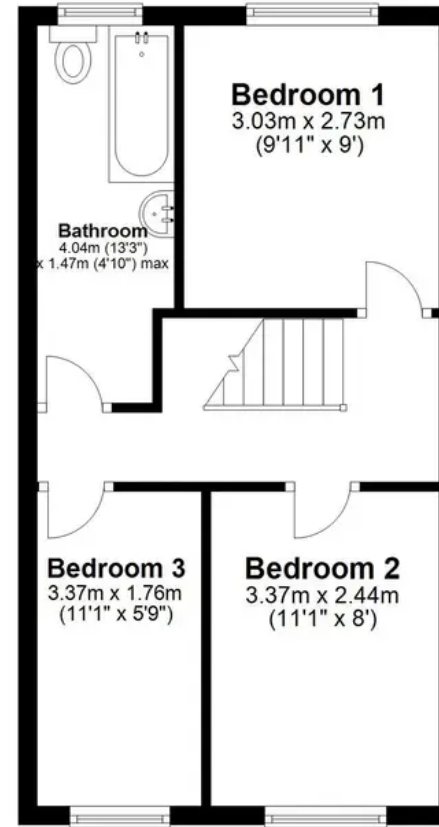
Ground Floor

Approx. 44.9 sq. metres (483.6 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.5 sq. feet)



Total area: approx. 80.8 sq. metres (870.2 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING
Plan produced using PlanUp.