

 **HOME TRUTHS**  
SALES AND LETTING AGENTS

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*For Sale*

01257 451673/794588  
office@hometruthslancs.co.uk

Hill View Drive, Coppull

PR7 5DG

£165,000





Fabulous three bedroom semi-detached 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. This property is tucked away with a south facing rear garden, private driveway and detached garage with light and power. Walk past the low maintenance garden to the front and then in to the entrance hallway with wood laminate flooring. The main reception room runs front to back with French doors from a bay leading to the rear terrace and having plenty of space for both lounge and dining furniture. The kitchen comprises a range of wall and base units with cooker and space, power and plumbing for other appliances. Outside the rear terrace catches plenty of sun and steps lead down to the lawn, decking and second patio area to ensure that you catch the sun well into the evening as well. To the first floor are two double bedrooms and a comfortable single which would make an excellent home office. The bathroom comprises bath with separate electric shower over, wc and wash hand basin. All in all this is a wonderful place to call home, so do get in touch to arrange a viewing and make it yours.



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Council Tax band: B

Tenure: Freehold

- South facing garden
- Semi-detached home
- Cul de sac location
- Driveway parking to garage



**Eccleston Branch**

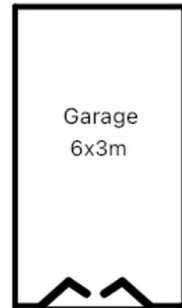
265 The Green, Eccleston, PR7 5TF  
01257 451673

**Coppull Branch**

244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

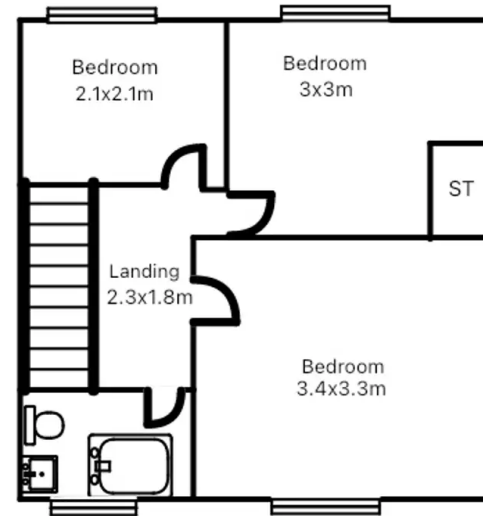
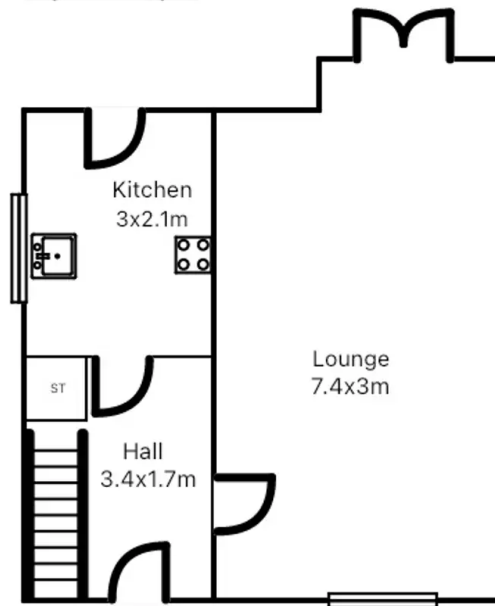
[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)





Ground Floor  
52.5 sq m (approx)  
565.1 sq ft (approx)

First Floor  
32.1 sq m (approx)  
345.3 sq ft (approx)



Plan is NOT to scale, and is for illustrative purposes only.  
Plan drawn using DrawPlan.