

Spendmore Lane, Coppull

PR7 5DD

In Excess of £115,000







No upward chain on this spacious two bedroom terrace property with south facing rear garden, close to excellent schools, village amenities and primary transport routes. Step into the vestibule before entering the good sized lounge with feature gas fire. To the rear the dining kitchen comprises a range of wall and base units with complimentary work surfaces, integrated electric oven, gas hob with extractor over and space power and plumbing for other appliances. In addition to plenty of space for dining there is access to a pantry style storage room. A door leads out to the paved and flagged south facing rear garden on two levels. To the first floor the landing is naturally lit from a large rear window and gives on to all rooms. Bedroom one has built in wardrobes, and bedroom two is a comfortable single also to the front. Adjacent to both bedrooms is the spacious walk in wardrobe which can serve both rooms preserving their floor area for beds and other furniture rather than wardrobes. The bathroom comprises panel bath with overhead mixer shower, wc, wash hand basin and heated towel rail. Ready to move into now and with double glazing and gas central heating throughout this property could be just what you are looking for as an investor or first time buyer.





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Council Tax band: A

Tenure: Freehold

- Excellent first time buy or investment
- Two bedrooms
- Modern kitchen and bathroom
- South facing garden
- Close to schools and village amenities
- No upward chain



**Eccleston Branch**

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**Coppull Branch**

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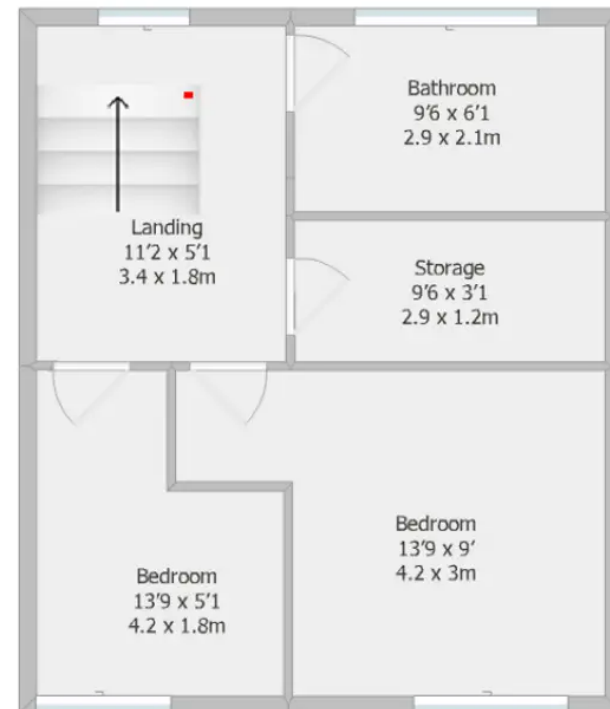
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Ground Floor  
403 sq ft (approx)  
37.5 sq m (approx)



First Floor  
377 sq ft (approx)  
35 sq m (approx)



Plan is for illustrative purposes only and is not to scale. Plan drawn by RoomSketch