

Spendmore Lane, Coppull

PR7 5DH



£125,000



Two bedroom mid terrace property situated close excellent schools, village amenities and primary transport routes. This is a property which is suitable for families and investors alike and available with no upward chain. From the walled front garden the UPVC panelled front door leads to the entrance porch before entering the good sized lounge. To the rear, reception two is equally impressive with feature gas fire in marble surround, wood laminate flooring, TV point and access to understairs storage. Leading on is the fitted kitchen with a range of wall and base units with contrasting work surfaces, integrated electric oven, and gas hob with extractor over. Tiled flooring and splashbacks and space, power and plumbing for other appliances. The rear door takes you into the good sized yard which opens up to give plenty of space to sit and relax when the sun is shining, raised beds and a secure safe place for the children to play. A central stairway leads to the first floor landing which gives on to all rooms. To the front, bedroom one is a large double and still retains the original cast iron fireplace. To the rear, bedroom two can accommodate a double bed and the family bathroom is stylish and spacious with cast iron fireplace, bath with shower over, wash hand basin, wc and built in cupboard housing the Worcester combi boiler. 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: Leasehold

- Two bedrooms
- Two large reception rooms
- Modern kitchen & bathroom
- Close to amenities
- No upward chain



Eccleston Branch

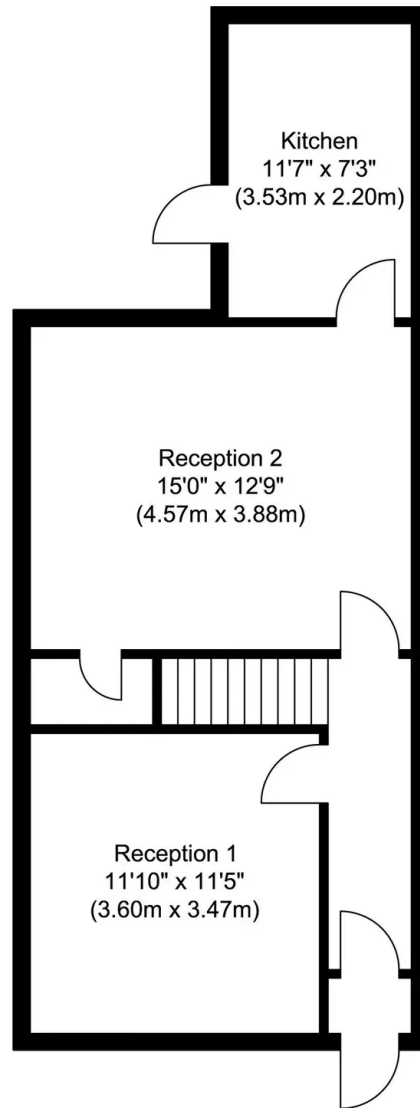
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

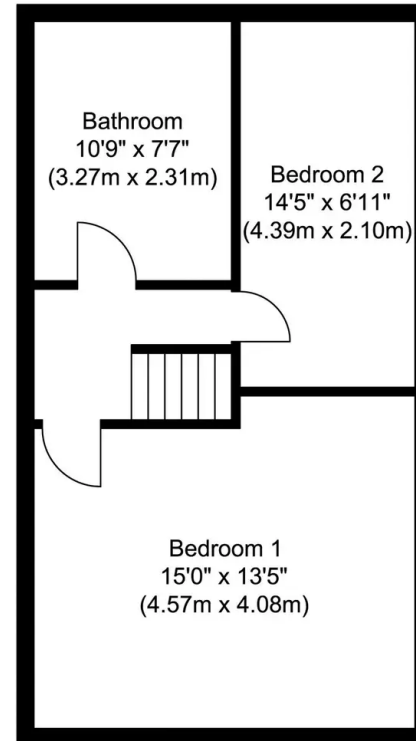
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Ground Floor
 Approximate Floor Area
 503.10 sq. ft.
 (46.74 sq. m)



First Floor
 Approximate Floor Area
 417.10 sq. ft.
 (38.75 sq. m)

352 Spendmore Road, Coppull

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.