

Chancery Close, Coppull

PR7 4QZ


£395,000



Spacious detached five bedroom property with over 1900 square feet of accommodation at the end of a quiet cul de sac in a sought after residential area close to primary transport routes, schools and village amenities. To the front the driveway can accommodate several vehicles and leads to the garage and workshop, which has power, and to the main entrance with electric vehicle charger. Step into the vestibule and from there to the spacious hallway which also makes an excellent home office. To the front is the snug and to the rear the heart of the house is a flowing space consisting of the living room with multifuel stove, spacious sun room which has space for both dining and comfortable furniture, and kitchen comprising a range of wall and base units with Wesh quartz work surfaces and integrated appliances including refrigerator, freezer, dishwasher, electric hob, oven and grill along with the wine fridge. Completing the ground floor is the utility room with boiler and space, power and plumbing for appliances, and the cloakroom. Externally the low maintenance rear garden is bordered by mature planting and is the perfect place in which to relax with decked area and summerhouse which is set up for a hot tub. Back inside, to the first floor are four double bedrooms with family bathroom comprising mixer shower in cubicle, wc and wash hand basin. To the second floor is the master suite with bedroom, separate dressing area and en suite comprising bath, mixer shower in cubicle, wc and wash hand basin. The property benefits from solar panels which are owned and receive a feed in tariff payment and a full new gas central heating system and boiler which was installed in 2021.



Spacious detached five bedroom property with over 1900 square feet of accommodation at the end of a quiet cul de sac in a sought after residential area close to primary transport routes, schools and village amenities.

Council Tax band: E

Tenure: Freehold

- Spacious detached property
- Five double bedrooms
- Over 1900 square feet
- Detached garage and storage
- Cul de sac location
- Close to amenities



HOME  TRUTHS

Eccleston Branch
265 The Green, Eccleston, PR7 5TF
01257 451673

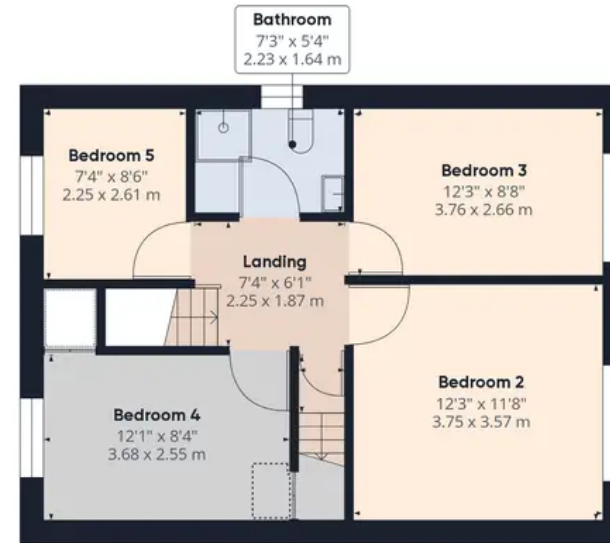
Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

1935.47 ft²

179.81 m²

Reduced headroom

25.44 ft²

2.36 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360