



Hurstbrook, Coppull

PR7 4QY

  
£150,000





Two bedroom semi detached property on one of the largest plots on the popular Hurstbrook development, with south facing rear garden and easy access to village amenities and primary transport routes, this property has plenty of potential. Available with no upward chain.

To the front the driveway can accommodate three vehicles and leads past the lawn to the main entrance. Step into the hallway and from there to the living room with gas fire in hearth. To the rear the dining room kitchen comprises a range of wall and base units with space, power and plumbing for appliances and patio doors opening to the garden.

Step outside onto the lower terrace and from there to the upper terrace and lawn beyond.

Back inside, stairs lead to the first floor landing with loft access and airing cupboard housing the Baxi combi boiler. Bedroom one is to the front with built in storage and bedroom two a comfortable single to the rear. The bathroom comprises bath with mixer shower over, wc and wash hand basin.

Do give us a call to arrange a viewing and make it yours. Council tax B, EPC to follow, Freehold.

Council Tax band: B

Tenure: Freehold





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Tenure: Freehold

- Semi detached property
- Two bedrooms
- Good sized south facing rear garden
- Ample off road parking
- Close to amenities
- No upward chain



## HOME TRUTHS

Eccleston Branch

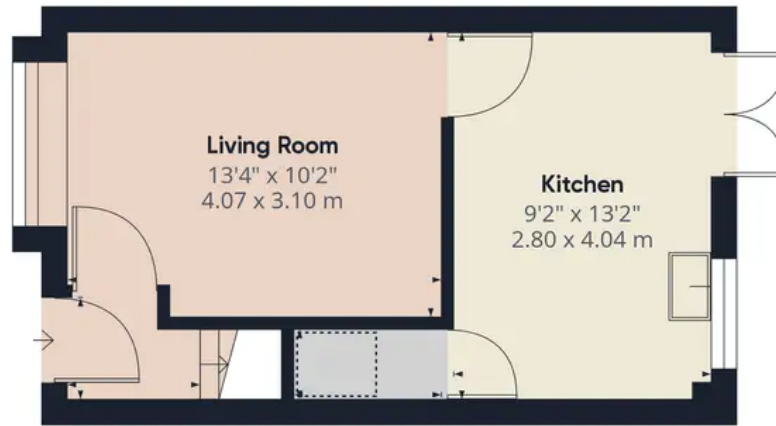
265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch

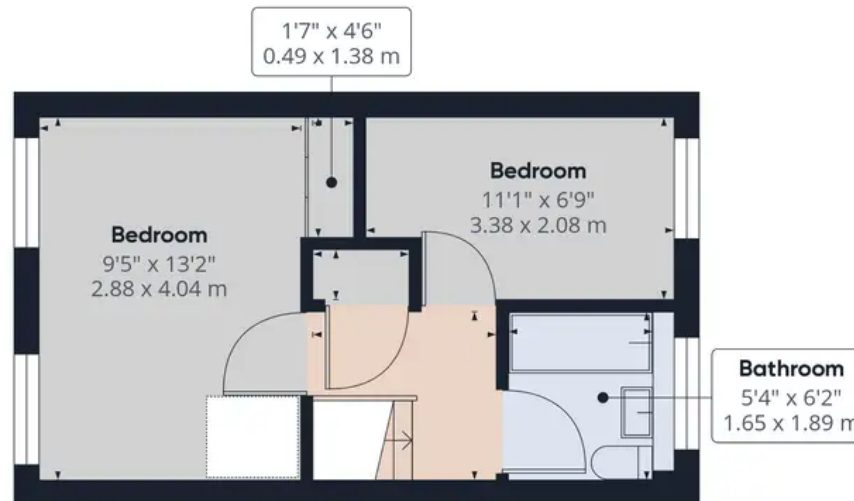
244 Spendmore Lane, Coppull, PR7 5DE  
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Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

578.18 ft<sup>2</sup>

53.71 m<sup>2</sup>

**Reduced headroom**

8.02 ft<sup>2</sup>

0.75 m<sup>2</sup>

(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