



59 Preston Road, Coppull

PR7 5DN

 £900 pcm

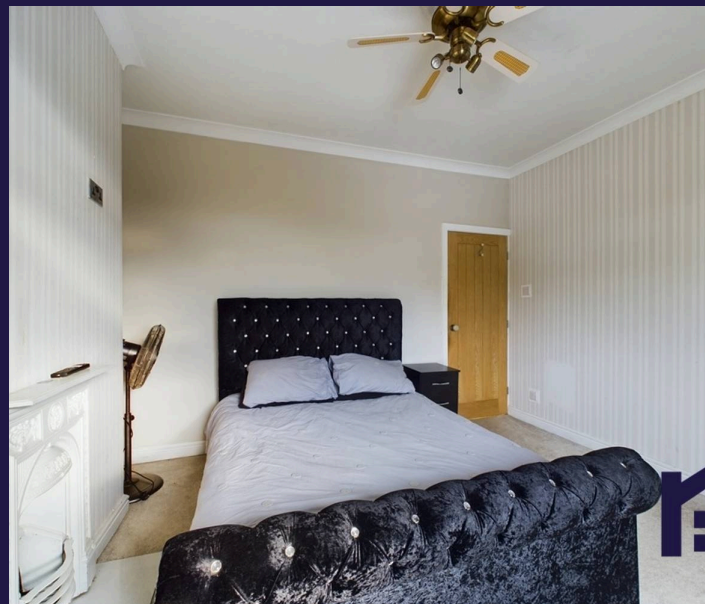
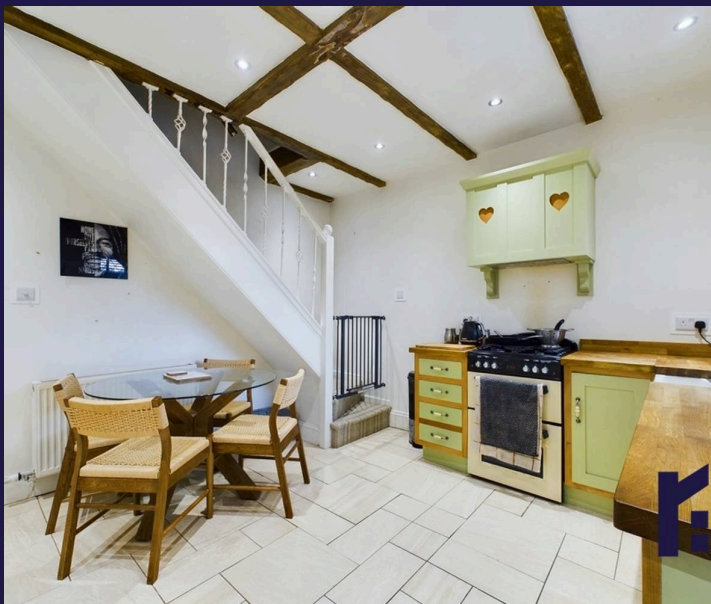


Delightful mid terraced cottage with easy access to village amenities, schools and primary transport routes in the village of Coppull with lovely open views to the front. This spacious cottage has character and is available from the 6th January 2025

At the front of the cottage there is on street parking and a small walled garden which leads onto the entrance. Step into the porch which opens onto to a good sized living room featuring a working log stove with exposed brick work and traditional wooden beams over the fireplace and ceiling.

Moving through the property and continuing the cottage feel is a country style kitchen/dining room with freestanding cooker, and integrated dishwasher. Through the kitchen is the utility room which includes a large bespoke pantry which steps out onto a paved courtyard garden. Through the rear gate is an extra seating area and a shed for storage.

Upstairs the property has two good sized bedrooms. The master bedroom at the front of the property looks out to views of the countryside with a featured cast iron fire surround and the second bedroom at the rear of the property has a built in closet. Down the hallway is a modern and stylish family bathroom which is fully tiled comprising a walk in shower, wc and wash hand basin.



The property is available from 6th January 2025 and requires a deposit of £1038 including a holding deposit of £205.

Council Tax Band: A

EPC Energy Efficiency Rating: C

- Available from 6th January 2025
- Mid terrace cottage
- Two double bedrooms
- Wood burning stove
- Village Location
- Village amenities and primary transport routes



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





Floor 1



Floor 2

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

678.99 ft<sup>2</sup>

63.08 m<sup>2</sup>

**Reduced headroom**

172.22 ft<sup>2</sup>

1.49 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.