



Oldfield, Little Hoole

PR4 4RG





Spacious detached property with over 1,000 square feet of versatile accommodation and two double bedrooms on a quiet cul de sac in a popular residential location within easy reach of village amenities and primary transport routes. Available with no upward chain. The driveway can accommodate two vehicles and leads past the front garden to the car port, detached garage with power and light, and main entrance. Step into the hallway and from there to the spacious living room. To the rear the kitchen comprises a range of wall and base units with gas hob, electric oven and grill with space, power & plumbing for additional appliances. Leading off is the dining room and spacious sun room overlooking the garden and completing the ground floor accommodation is the modern bathroom with rainfall mixer shower in cubicle, wc and wash hand basin on vanity and ladder heated towel rail. Externally, the low maintenance garden faces west so that you can enjoy the sunshine in the afternoon and well into the evening. Back inside, stairs lead to the first floor landing with both bedrooms having fitted storage and views out, with the smaller also housing the Worcester combi boiler.

Spacious detached property with two double bedrooms on a quiet cul de sac in a popular residential location within easy reach of village amenities and primary transport routes. No upward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached property
- Two double bedrooms
- Ample parking
- Cul de sac location
- Virtual tour
- No upward chain



HOME  TRUTHS

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01257 451673

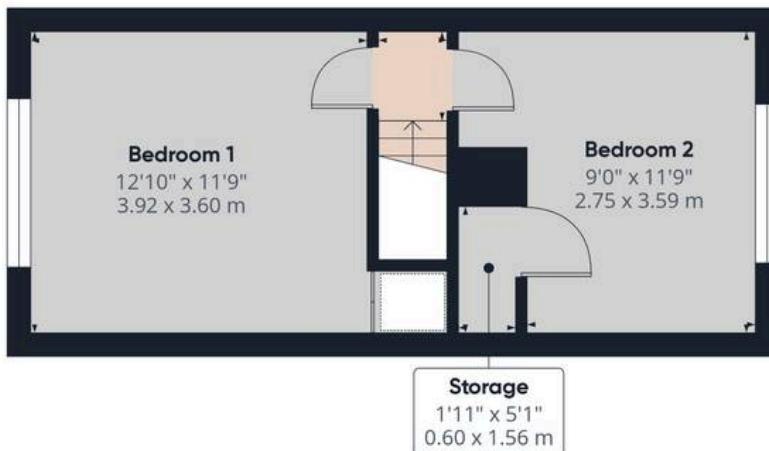
Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

1062.93 ft²
98.75 m²

Reduced headroom

10.86 ft²
1.01 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.