

HOME  TRUTHS

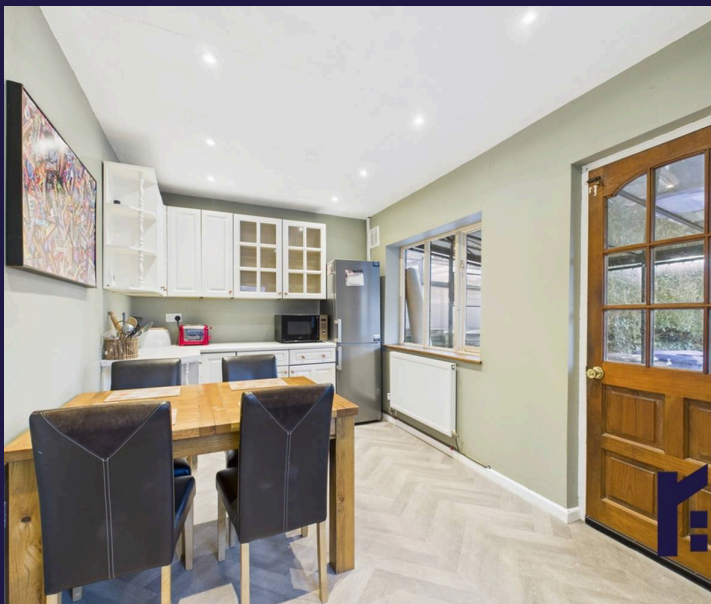


Longworth Avenue, Coppull

PR7 4PJ







Wonderfully positioned with gardens stretching down to Birkacre and overlooking the beautiful Yarrow Valley, this three bedroom semi detached property offers over 800 square feet of delightful accommodation, making it a perfect family home. To the front, the driveway can accommodate two vehicles and leads to the detached garage and main entrance, which is approached via an Indian stone pathway. Step into the welcoming entrance hallway and from there into the living room, made wonderfully cosy by the multifuel stove, just perfect for those winter evenings. To the rear, the dining kitchen comprises a range of wall and base units with space, power and plumbing for appliances, including the Worcester central heating boiler, and benefits from a discreet home office area tucked neatly around the corner. Completing the ground floor accommodation is the conservatory, providing additional versatile living space with lovely garden views. Step outside into the generous rear garden, which features a woodstore and a long sweeping lawn leading both your eye and you down to open panoramic views over the Yarrow Valley - a truly magical setting and a perfect place for children to play. Back inside, a staircase with panelled walls leads to the first floor landing, which benefits from an oak and glass balustrade and access to the part boarded loft with light. The principal bedroom is a spacious double with fitted wardrobes, with bedroom two, also a double, to the rear enjoying those lovely valley views. Bedroom three is a comfortable single, again benefitting from the outlook. Completing the accommodation, the family bathroom comprises a bath with screen and shower attachment, wc, wash hand basin and ladder style heated towel rail. With its outstanding outlook, generous gardens and excellent living space, this is a truly lovely home.



Wonderfully positioned with gardens stretching down to Birkacre and overlooking the beautiful Yarrow Valley, this three bedroom property offers over 800 square feet of delightful accommodation. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Spacious semi detached property
- Three bedrooms
- Large garden
- Beautiful views to the rear
- Virtual tour
- Sought after location



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Eccleston Branch

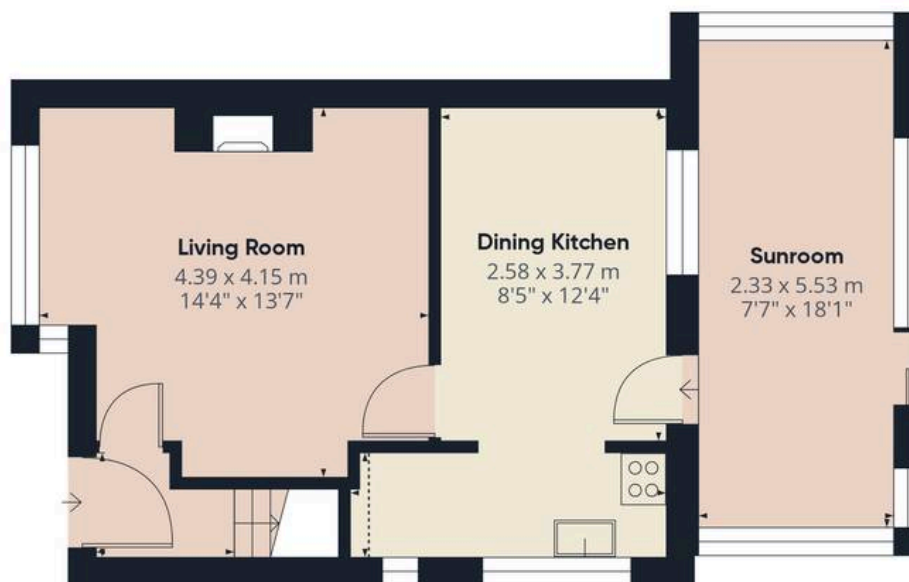
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Coppull Branch

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Floor 1



Floor 2



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

77.4 m<sup>2</sup>

833 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>

2 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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