

HOME  TRUTHS

Roe Hey Drive, Coppull

PR7 4PU





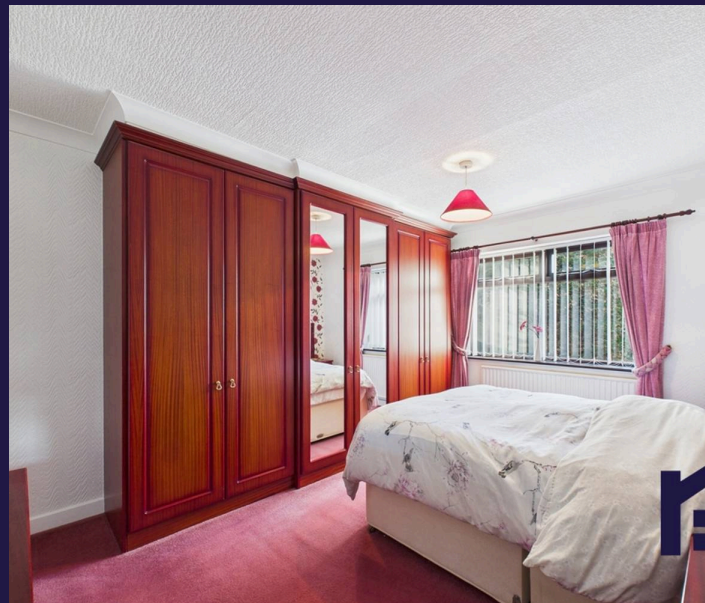
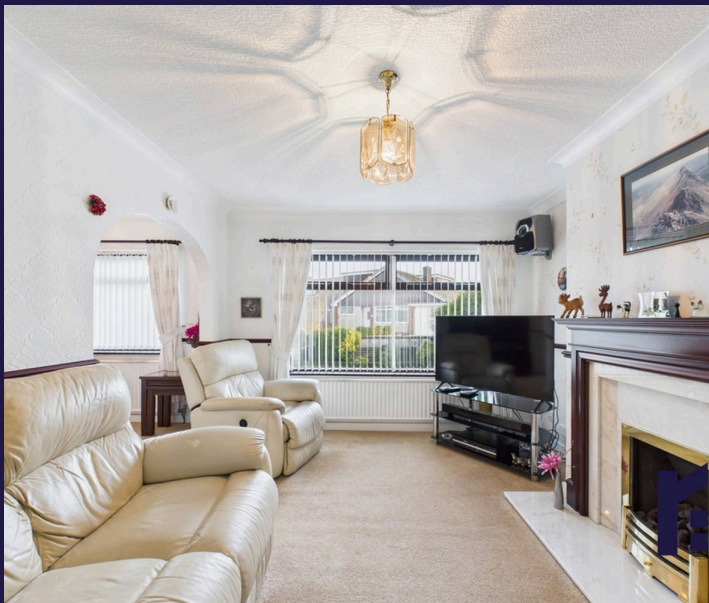
Spacious semi detached property offering over 1400 square feet on a fabulous corner plot in a popular residential area close to excellent schools and village amenities. Available with no upward chain.

Wrought iron gates open to the four car block paviour driveway which leads past the lawn to the large detached garage and workshop, and to the main entrance. Step into the entrance hallway and from there to the living room with gas fire in hearth, and dining area which was originally the third bedroom.

The dining kitchen comprises a range of wall and base units with electric hob, double electric oven and grill and space, power and plumbing for additional appliances. Bedroom one is a good sized double with built in wardrobes and the bathroom comprises bath with screen and shower over, wc and wash hand basin.

Stairs lead up to the first floor landing with airing cupboard housing the Main central heating boiler and giving access to the second double bedroom.

Externally, the gorgeous southwest facing garden is laid to lawn surrounded by mature hedging and benefits from garden room and greenhouse.



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious semi detached property
- Over 1400 square feet
- Virtual tour
- Large garage/workshop
- Southwest facing garden
- No upward chain

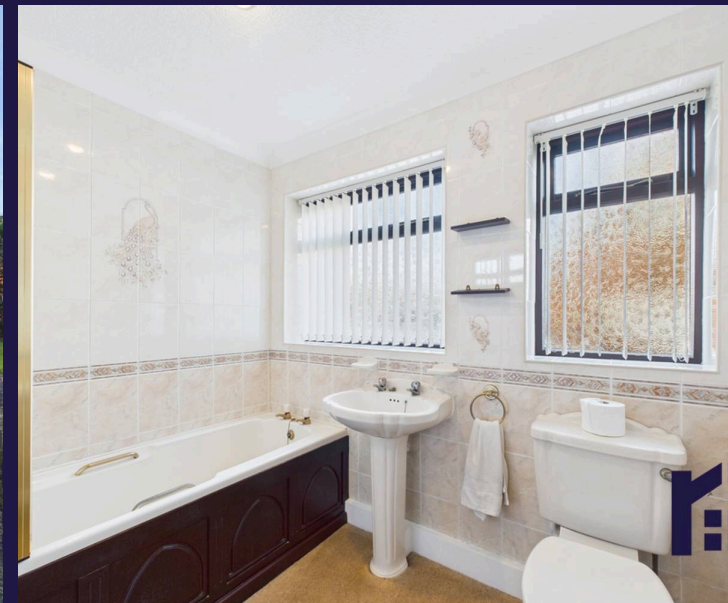


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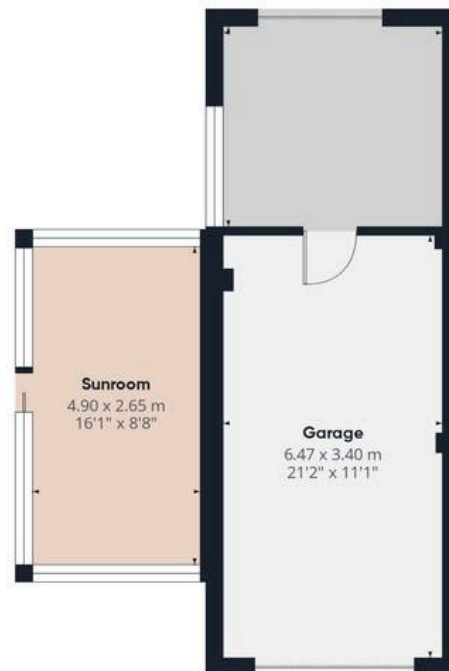




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

131.1 m²

1411 ft²

Reduced headroom

2.4 m²

26 ft²

(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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