

HOME  TRUTHS



Manor Way, Coppull

PR7 5FH





Situated on a quiet cul de sac in the ever popular village of Coppull, this well presented detached property offers modern, versatile living ideal for families, with local amenities conveniently close by. The ground floor accommodation is both spacious and welcoming. A contemporary lounge, finished in stylish grey tones, provides a comfortable space to relax and benefits from useful under-stairs storage. Spotlights run throughout the downstairs, enhancing the modern feel of the home. To the rear, the beautifully neutral kitchen overlooks the garden and is fitted with an integrated oven, space for a fridge and washing machine, and a breakfast bar providing an informal dining area. The kitchen flows seamlessly into a wonderfully bright sun room, creating an additional reception space perfect for relaxing or entertaining. A convenient downstairs wc with wash hand basin completes the ground floor. Upstairs, the property offers two generous double bedrooms and a comfortable single bedroom, ideal as a child's room, nursery or home office. The principal bedroom benefits from a walk-in wardrobe. The family bathroom is fully tiled in contemporary grey and comprises a bath with overhead shower, wash basin and wc. A spacious landing adds to the sense of light and space. Externally, the south-west facing garden is laid to lawn and paving, providing an excellent outdoor space to enjoy throughout the day. The property also benefits from a single garage and additional driveway parking. A fantastic family home in a desirable and peaceful location.

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three bedroom detached property
- Corner plot
- Gorgeous sun room
- Beautifully presented
- Virtual tour
- Southwest facing garden

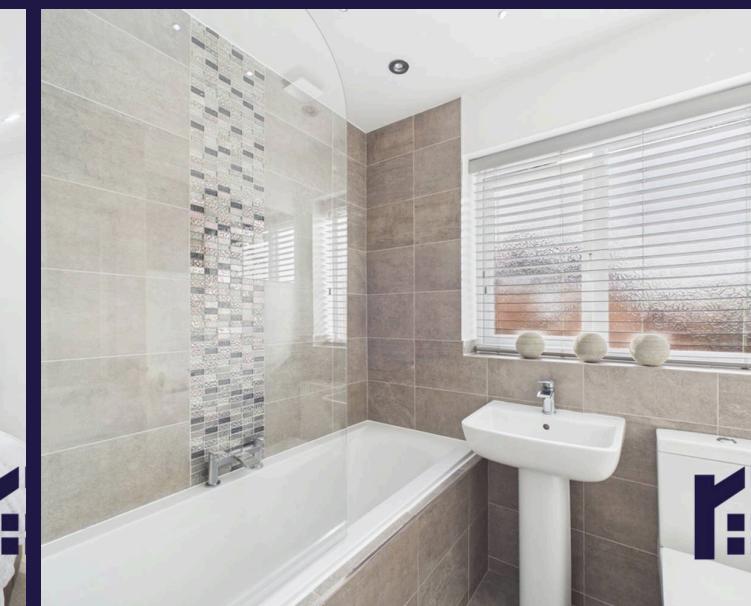
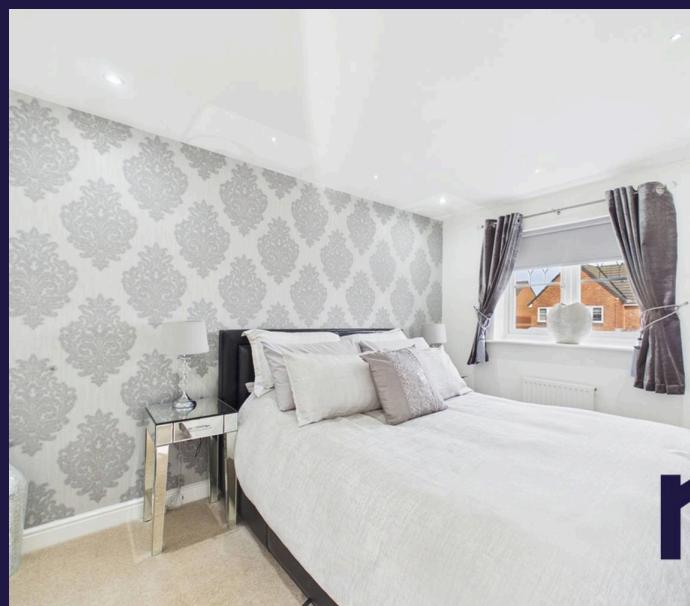


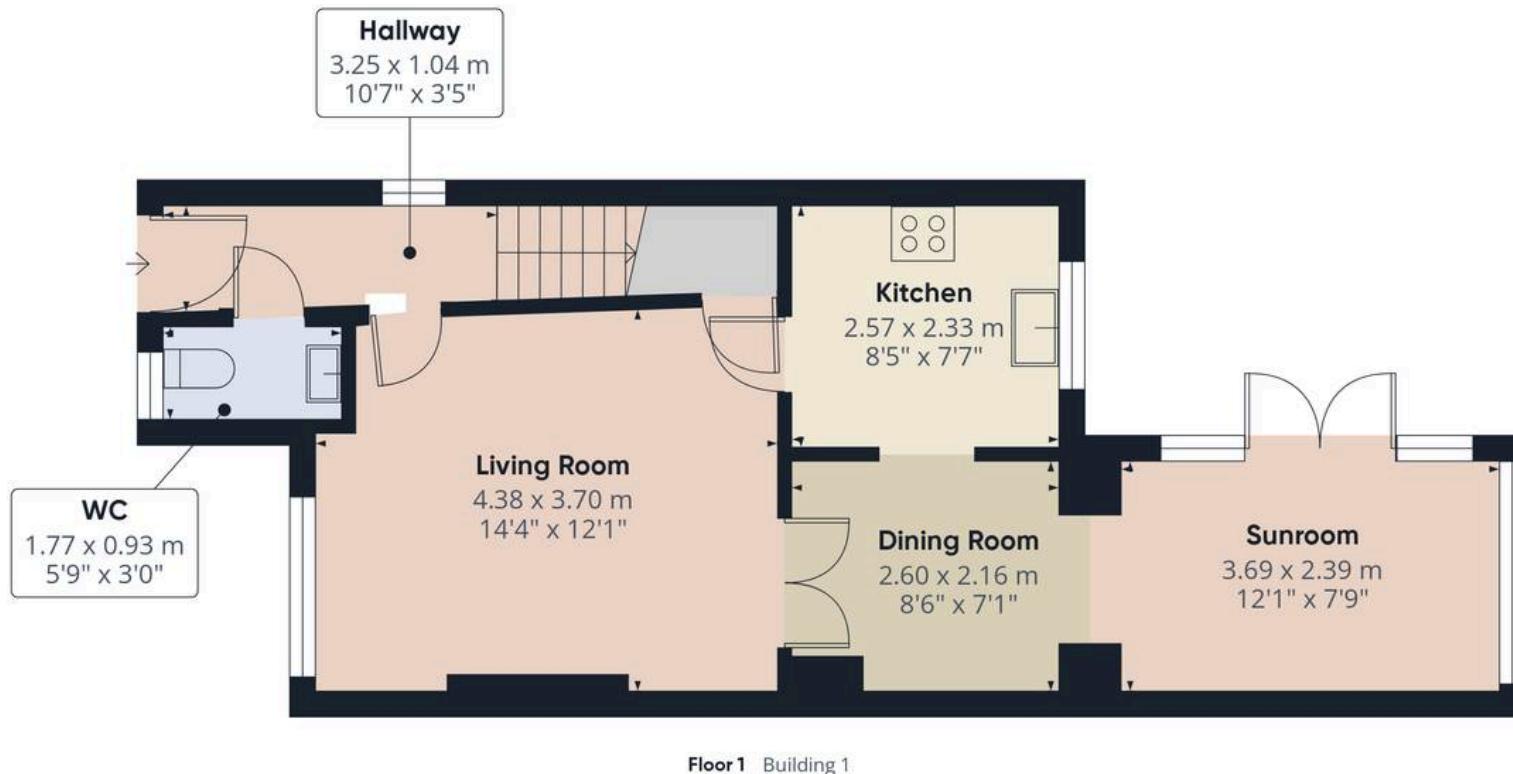
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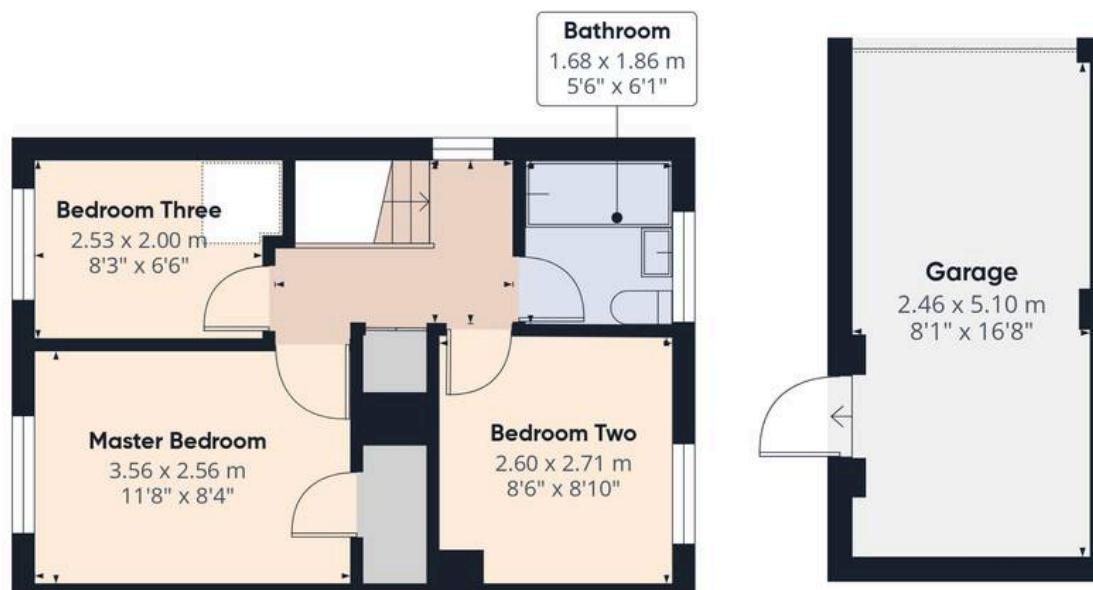


Approximate total area⁽¹⁾

84.2 m²

906 ft²

Floor 1 Building 1



(1) Excluding balconies and terraces

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

Floor 2 Building 1

Floor 1 Building 2