

HOME  TRUTHS

  
£895 pcm

323 Chapel Lane, Coppull

PR7 4LY



Recently renovated two bedroom semi detached property situated in the heart of Coppull village. This spacious and well-presented property is ready to move in to and available immediately.

The ground floor comprises of a good sized living room with large bay window. To the rear of the property is a second reception room making an ideal dining area. Off the dining to the rear elevation is a kitchen extension, equipped with a range of wall and base units, electric oven, gas hob and space for a fridge freeze and washing machine. There is also a large understairs storage cupboard.

Externally the east facing courtyard garden gives a private space in which to relax and there is gated access for bins. To the side of the property is space for off road parking. To the first floor are two large double bedrooms and the newly fitted modern family bathroom comprises panelled bath, mixer shower enclosure, wash hand basin and low level wc.

The property has been neutrally decorated and fitted with new flooring throughout. Close to village amenities, schools and primary transport routes this property has plenty to offer.



The property is available now with a deposit of £1032, including holding deposit of £205.

Council Tax Band: B

EPC Energy Efficiency Rating: C

- Spacious semi detached property
- New kitchen and bathroom
- Renovated throughout



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Ecclestone Branch

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Coppull Branch

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Floor 1



Floor 2

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

1011.49 ft<sup>2</sup>  
93.97 m<sup>2</sup>

**Reduced headroom**

3.54 ft<sup>2</sup>  
0.33 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.