



The Coppins, Warrington Cheshire

Substantial Plot • Detached Family Home • Ideal For Home Office Working • Extension Potential • Beautifully Maintained Garden • Smart Lighting, Camera and Garage Door Systems • Smart Combi Boiler • Private Garden • No Onward Chain • Additional Parking for Caravan/Motor home



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SALES & LETTING AGENTS



INTERNAL:

Occupying a superb corner position on a substantial and private plot, this well maintained three-bedroom detached home presents an excellent opportunity for buyers seeking a property with outstanding future potential. The home has been carefully looked after by the current owners and offers spacious accommodation, a large and attractive garden, and scope for extension or reconfiguration (subject to the necessary planning permissions).

The property is approached via a generous driveway providing ample off-road parking for multiple vehicles and access to an integral garage. The attractive corner setting enhances the sense of space and privacy, while the garden is well established and thoughtfully maintained.

The welcoming entrance hall leads through to the main living areas, including a lounge, an ideal home office which can also be used as a fourth bedroom and a bright and spacious dining room which enjoys pleasant views over the garden.



The adjoining kitchen offers ample workspace and storage and presents an excellent opportunity for modernisation or potential opening up to create a contemporary kitchen-dining space.

Upstairs, the property offers three well proportioned bedrooms, each benefiting from good natural light and pleasant outlooks over the garden and neighbouring area. The bedrooms are served by a family bathroom, completing the first floor accommodation.

EXTERNAL:

One of the key highlights of this property is the exceptional plot with a generous garden wrapping around the home, creating a private and versatile outdoor space. The garden is predominantly laid to lawn with established and mature planting, providing a peaceful setting for outdoor living while also offering considerable potential for landscaping, extension, or further development (subject to the appropriate consents).



The integral garage featuring an electric door and spacious driveway further enhance the practicality of the home, making it particularly attractive for growing families or those seeking additional storage and parking. A unique feature of this home is the secure gated access to additional parking, ideal for a motorhome or caravan. Overall, this is a rare opportunity to acquire a solid and well cared for detached property on a large private plot with enormous potential to extend and personalise. Whether modernised, reconfigured, or expanded, the home provides the perfect foundation for creating a long-term family residence in a desirable and spacious setting.

GENERAL INFORMATION:

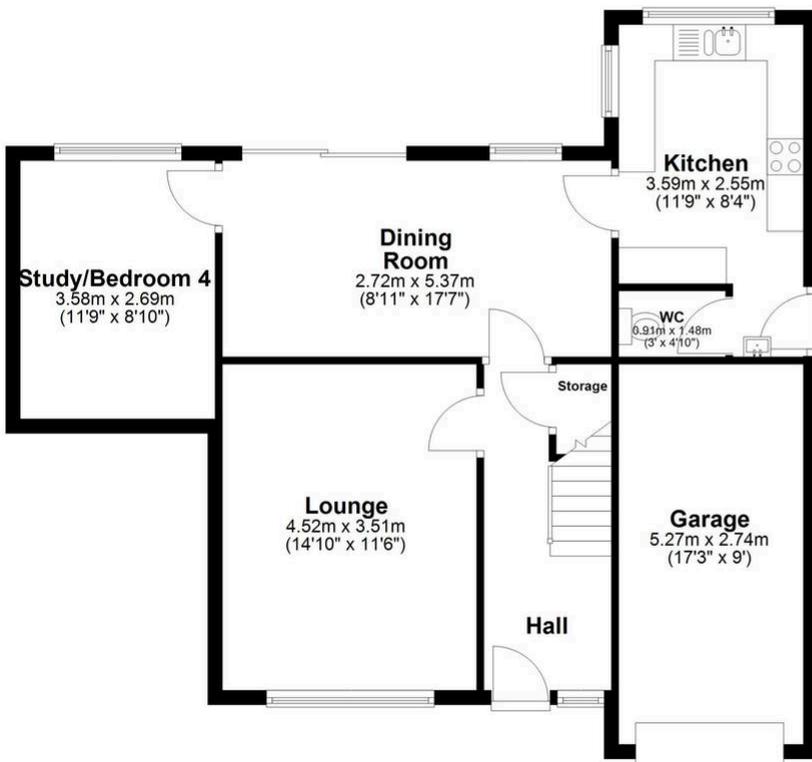
- › Council Tax band: D
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: D





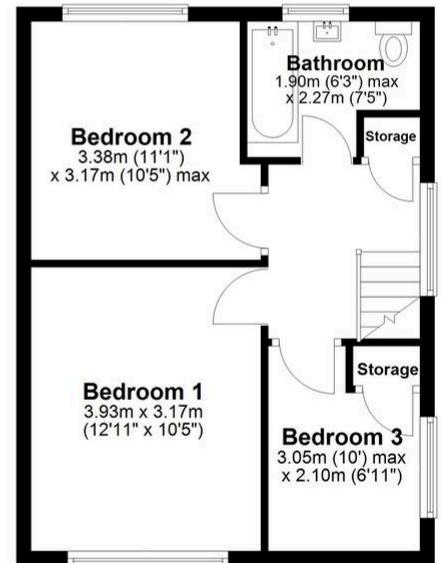
Ground Floor

Approx. 76.3 sq. metres (821.8 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



Total area: approx. 115.6 sq. metres (1243.9 sq. feet)

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
 Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
 Items may be available under separate negotiation.