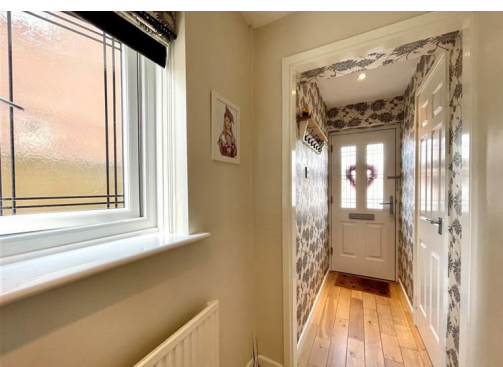




Willow Coppice, Lea, PR2 1XW

£194,995

PRICED TO SELL NOW!!! Extended detached house with modern kitchen, 3 reception rooms, modern bathroom & WC plus 3 well proportioned bedrooms. Driveway parking for 3 cars & private south facing gardens. **MUST BE VIEWED!!!**



8 Willow Coppice, Lea, PR2 1XW

We are delighted to offer for sale this modern detached house located in a popular area with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen, bathroom and WC. Items of note include the conservatory to rear with French doors leading to the private south facing garden plus fitted wardrobes to bedrooms 1 & 2. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining room, conservatory, kitchen and WC. There are 3 well proportioned bedrooms plus a family bathroom off the first floor landing. There is a part boarded loft.

The property has well presented private gardens with patio, lawns and planting plus shed and outside tap. There is driveway parking to the front and side of the property.

Tenure - Freehold
Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With timber flooring.

Lounge 13'1"(max) x 12'7"(max) (3.99m(max) x 3.85m(max))

With gas fire and surround. Having timber flooring and curtains.

Dining Room 10'10" x 7'8" (3.31m x 2.34m)

With timber flooring.

Conservatory 9'2" x 8'5" (2.80m x 2.57m)

With floor tiling. French doors leading to rear garden.

Kitchen 10'9" x 7'8" (3.30m x 2.35m)

Having a comprehensive range of wall and base units with complimenting laminate worktops and tiling. With oven, hob and hood. Vinyl flooring.

WC 4'7" x 3'0" (1.42m x 0.93m)

Having white sanitary ware with tiling, vinyl flooring and blind.

FIRST FLOOR

Landing

With fitted carpets. Access to airing cupboard.

Bedroom 1 12'7" x 9'0" (3.86m x 2.76m)

With fitted wardrobes, carpets and blinds.

Bedroom 2 11'0"(max) x 9'1"(max) (3.36m(max) x 2.79m(max))

With fitted wardrobes, carpets and blinds.

Bedroom 3 9'6"(max) x 6'3"(max) (2.90m(max) x 1.92m(max))

With carpets and blinds. Access to store.

Bathroom 6'2" x 6'2" (1.90m x 1.89m)

Having white sanitary ware with shower and curtain to bath, tiling, floor tiling and recessed spot lights.

EXTERNAL

The property has well presented private gardens with patio, lawns and planting plus shed and outside tap. There is driveway parking to the front and side of the property.





