



# Springfield Road

Coppull, PR7 5EJ



PRICE £190,000



First class three bedroom semi detached property on a corner plot with large, detached garage and planning permission for a ground floor extension. To the front an Indian stone pathway leads through the garden to the main entrance. Step into the hallway with wood laminate flooring leading to the kitchen which comprises a range of wall and base units with integrated electric oven and gas hob and space, power and plumbing for other appliances. The open reception room has two discrete areas with the lounge to the front housing a gas fire, and dining to the rear with patio doors opening on to the rear garden. This is a substantial and private outside space with lawn and Indian stone terrace giving on to gold coast gravel and offering plenty of space to play, relax and entertain. Storage is provided by a large shed and a courtesy door leads to the garage with remote controlled roller door and parking for two vehicles to the side. Back inside the wonderful glass and oak staircase leads to the first floor landing where you will find two double bedrooms and a comfortable single. There is access to the loft which also houses the Potterton combi boiler. The family bathroom comprises bath with bifold screen and shower attachment, tiled flooring and elevations, wc and wash hand basin. Double glazed with gas central heating, close to village amenities, in the catchment area for excellent schools and with countryside walks and a nature reserve on the doorstep this is a lovely family home. Do give us a call to arrange a viewing and make it yours. EPC C, Council Tax B, Freehold.



- Large corner plot
- Three bedrooms
- Current planning permission to extend

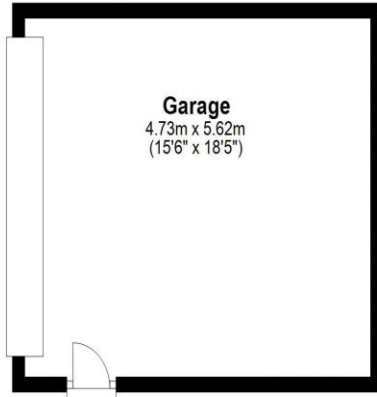
- Large detached garage
- Media tour
- Close to amenities

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### Ground Floor

Approx. 63.1 sq. metres (679.6 sq. feet)

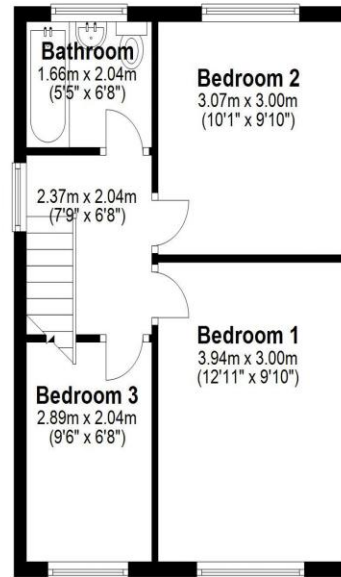
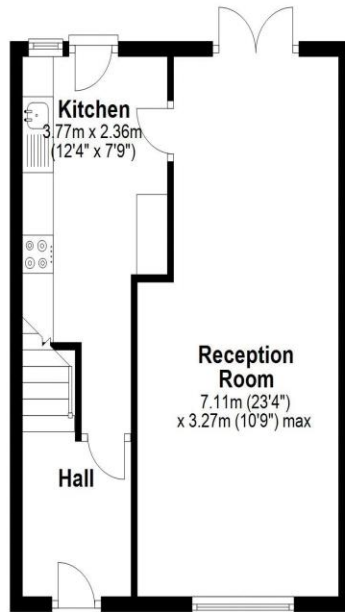


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Address:  
Springfield Road

### First Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



Total area: approx. 99.7 sq. metres (1073.2 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING  
Plan produced using PlanUp.



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