


Mill Lane, Coppull

PR7 5WP



Guide Price **£260,000**



Bright, spacious and elegant four bedroom semi-detached family home set over three floors with over 1,000 square feet of accommodation, large west facing rear garden and located at the end of a quiet cul de sac. The property benefits from three designated parking spaces. Step into the hallway and from there to the living room with discreet cabling for a media wall and under stair storage. To the rear the dining kitchen is upgraded from the original specification and comprises a range of wall and base units with integrated appliances including gas hob with extractor over, electric oven and grill, washer/drier, dishwasher, refrigerator and freezer all by Zanussi. Completing the ground floor is the cloakroom with wash hand basin and wc. French windows lead out to the private, west facing garden which is mainly laid to lawn with a shed for all important storage, and, with minimal maintenance you can sit and relax in the sunshine. To the first floor, bedrooms three and four are comfortable singles with views out to countryside, and bedroom two is a lovely double to the front. The family bathroom comprises tiled elevations, bath, floating wash hand basin and wc. Privacy to the master suite has been very well thought through with a door on the first floor landing, and the views from the very spacious bedroom are over to Winter Hill and Rivington Pike. This sumptuous room has loft access, built in storage and en suite comprising mixer shower in cubicle, wc and floating wash hand basin. With plenty to offer both inside and out this is the perfect place to call home.



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Council Tax band: C

Tenure: Freehold

- Spacious semi detached property
- Four bedrooms
- West facing rear garden
- Over 1,000 square feet of accommodation
- Three designated parking spaces



HOME TRUTHS
SALES AND LETTING AGENT

Eccleston Branch

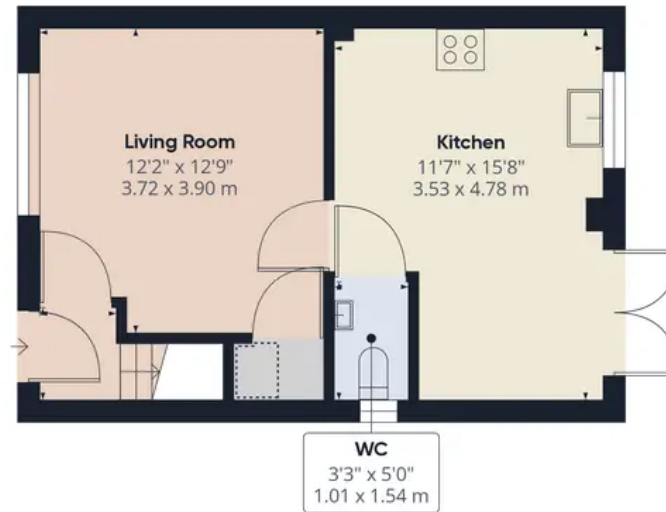
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Floor 1



Floor 2



Floor 3

Approximate total area⁰⁾

1011.07 ft²

93.93 m²

Reduced headroom

18.35 ft²

1.7 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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