



James Place, Coppull

PR7 5DA



£250,000



Excellent opportunity to acquire a substantial detached property with plenty of potential to develop. In need of complete refurbishment and offering over 1100 square feet of accommodation, this family home is within easy reach of all village amenities, schools, primary transport routes and is available with no upward chain.

To the front the property has a pressed concrete carriageway drive which can accommodate a number of vehicles and leads to the main entrance. Step into the hallway and from there to the main reception room, with open plan living/dining room and conservatory leading off.

The breakfast kitchen comprises a range of wall and base units with space, power and plumbing for appliances. Also on the ground floor are two double bedrooms, one of which has en suite with wc and wash hand basin.

Externally, to the rear, the property overlooks the bowling green and has plenty of additional parking leading to the detached double garage.

Back inside, to the first floor, bedroom one is a substantial double bedroom with adjacent bathroom and separate wc.



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Council Tax band: C

- Detached property
- Desirable location
- Over 1100 square feet
- In need of full refurbishment
- Plenty of parking
- No upward chain

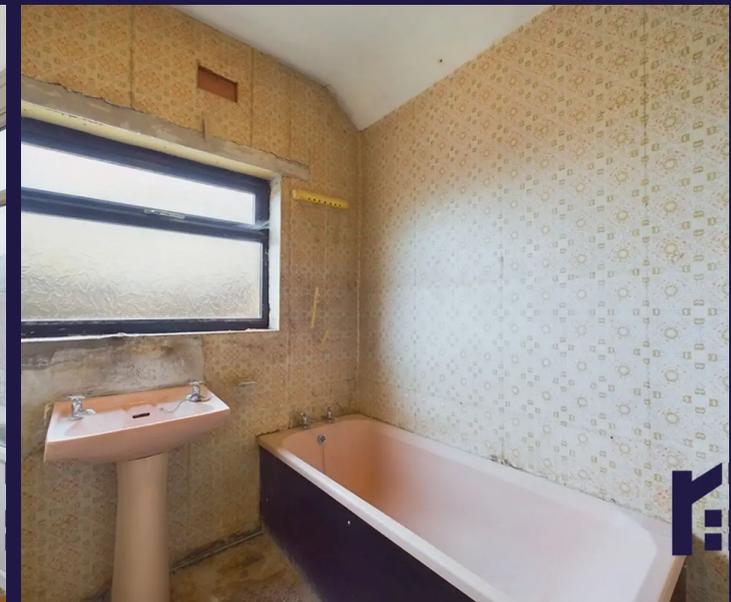


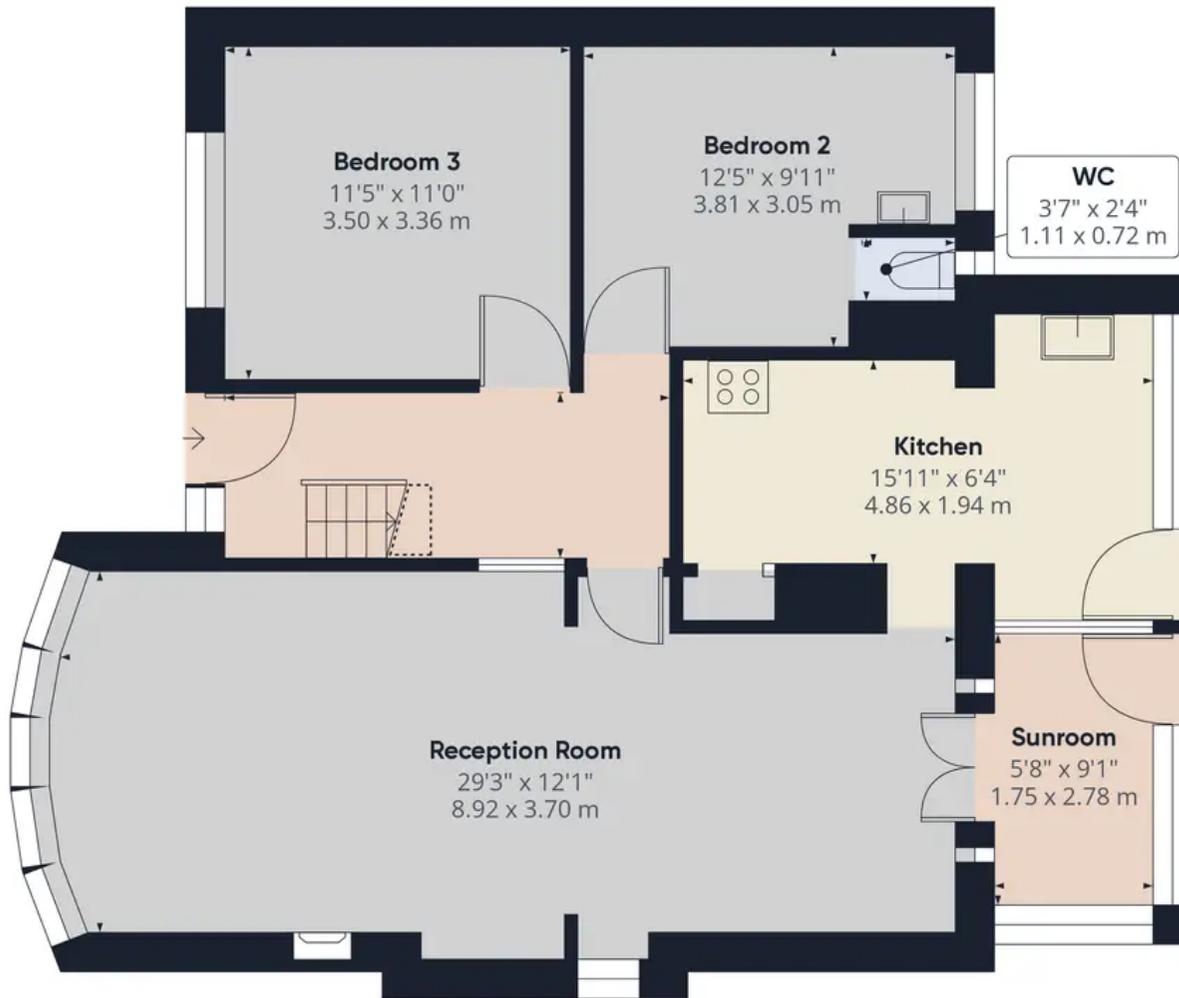
HOME TRUTHS

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265 The Green, Eccleston, PR7 5TF
01257 451673

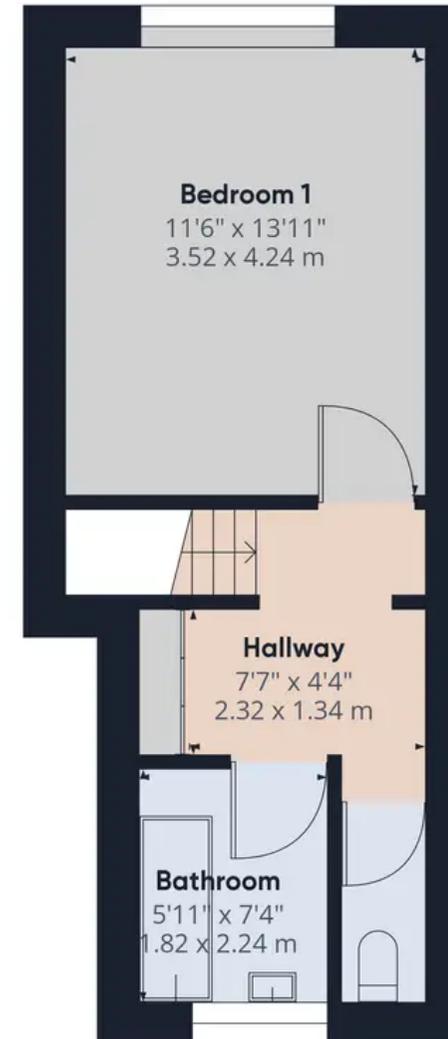
Coppull Branch
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Floor 1



Floor 2

Approximate total area⁽¹⁾

1169.34 ft²

108.64 m²

Reduced headroom

6.95 ft²

0.65 m²

(1) 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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