Birchwood Drive, Coppull
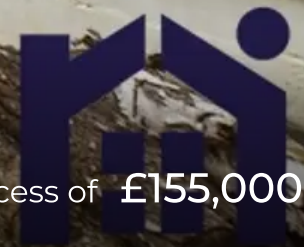
PR7 4NU

In Excess of **£155,000**

Two bedroom semi detached dormer property in a popular residential location within easy reach of schools, village amenities, primary transport routes and the lovely Yarrow Valley. In need of some modernisation, this property is available with no upward chain.

The block paviour driveway can accommodate two vehicles and leads to the side of the garage and the main entrance. Step into the spacious living room which benefits from a wood burning stove and has stairs off to the first floor.

To the rear, the recently fitted kitchen comprises a range of wall and base units with space, power and plumbing for appliances. Completing the ground floor, the bathroom comprises bath, mixer shower in cubicle, wc, wash hand basin on vanity unit and ladder heated towel rail.

Externally, the southwest rear garden is flagged and the garage has been converted to storage with power and light.

To the first floor are two double bedrooms, the larger of which has fitted wardrobes and there is a separate wc.

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Council Tax band: B

Tenure: Freehold

- Semi detached property
- Two bedrooms
- Parking and garage
- Virtual tour
- Southwest facing garden
- No upward chain

HOME TRUTHS

Hallway
5'3" x 6'11"
1.60 x 2.12 m

Bathroom
9'1" x 7'10"
2.79 x 2.41 m

Living Room
14'8" x 16'9"
4.48 x 5.11 m

Kitchen
8'11" x 9'4"
2.73 x 2.87 m

Garage
18'4" x 9'0"
5.61 x 2.76 m

Floor 1

Bedroom 1
9'4" x 10'3"
2.87 x 3.15 m

Wardrobe
2'7" x 9'3"
0.81 x 2.82 m

WC
5'1" x 3'2"
1.56 x 0.98 m

Bedroom 2
8'7" x 7'2"
2.63 x 2.19 m

Floor 2

HOME TRUTHS

Approximate total area[1]

812.85 ft²
75.52 m²

Reduced headroom

31.65 ft²
2.94 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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