

HOME  TRUTHS

Cleveland Street, Coppull

PR7 5AT

In Excess of **£130,000**





Unique and spacious two bedroom detached property in a quiet central village location close to all amenities, schools and primary transport routes. With over 700 square feet of accommodation this individual property is ready to move into and available with no upward chain.

With living room and dining kitchen to the ground floor, two double bedrooms and a family bathroom to the first floor, lovely outside living areas and the benefits of being detached this house has all the potential to make a perfect first time buy or investment property where you can expect a return of over 5%.

There is also a large loft space which, subject to the necessary planning rules, could be converted to a further bedroom.

Do get in touch to arrange a viewing and make it yours. Council tax A, EPC D, Leasehold £1.20 per annum and 880 years remaining.

Council Tax band: A

Tenure: Leasehold





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Council Tax band: A

Tenure: Leasehold

- Unique detached property
- Two double bedrooms
- Spacious dining kitchen
- Excellent first time buyer or investment property
- Virtual tour
- No upward chain

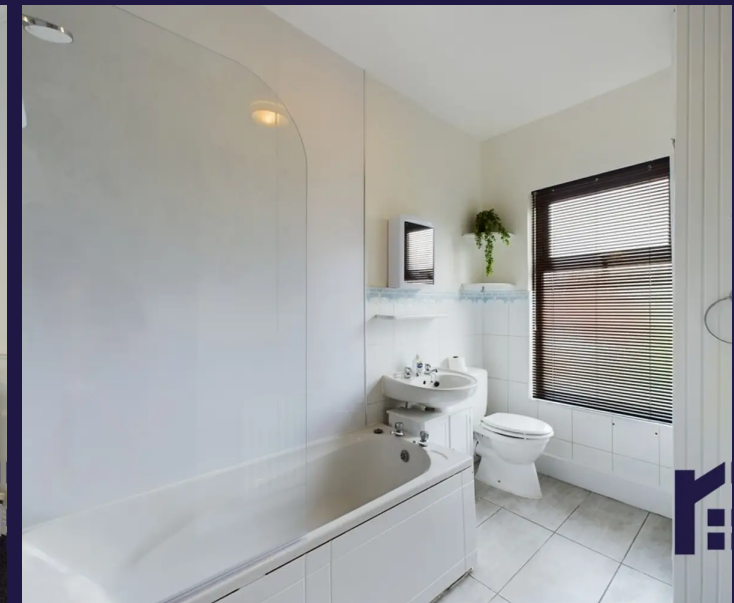


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Eccleston Branch  
265 The Green, Eccleston, PR7 5TF  
01257 451673

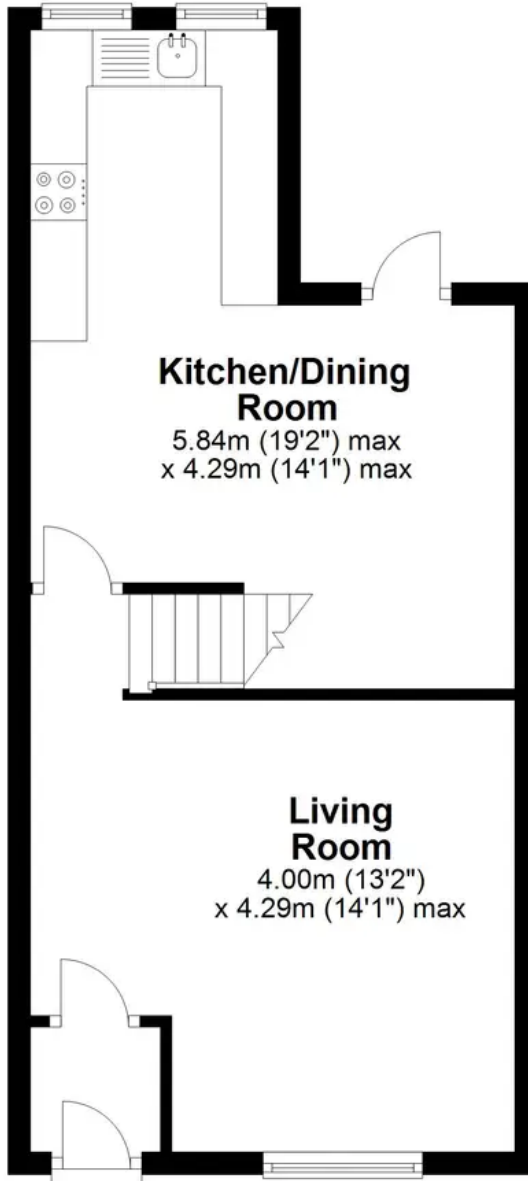
Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)



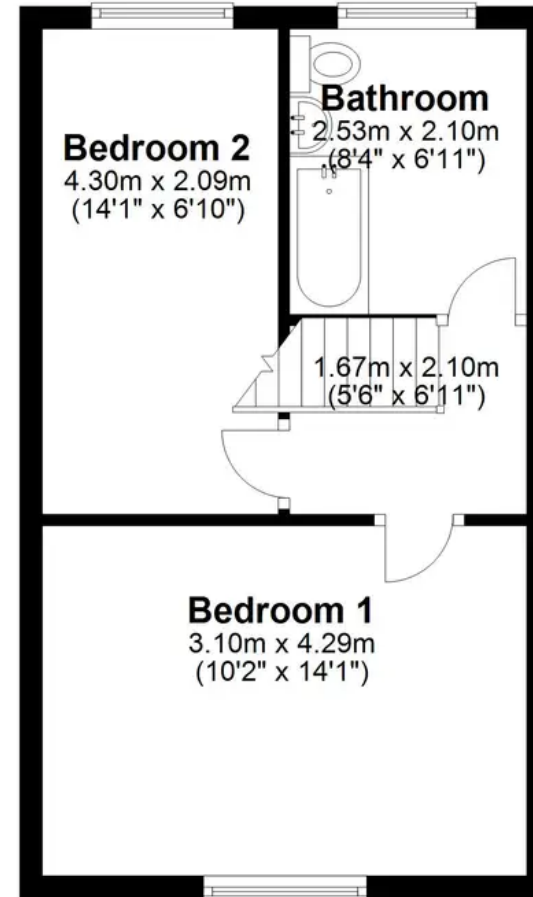
## Ground Floor

Approx. 37.6 sq. metres (404.2 sq. feet)



## First Floor

Approx. 32.2 sq. metres (346.7 sq. feet)



Total area: approx. 69.8 sq. metres (750.9 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE  
Plan produced using PlanUp.