

HOME  TRUTHS

Sunny Brow, Coppull

PR7 4PE

In Excess of £200,000





Spacious three bedroom semi detached property with almost 1100 square feet of accommodation set on a quiet and sought after cul de sac location within easy reach of village amenities, walks in the delightful Yarrow Valley and with views over to Rivington Pike to the front. The driveway leads past the low maintenance garden with mature planting to the garage and main entrance. Step into the porch and from there to the entrance hallway. The living room opens to the dining room which has patio doors to the garden room to the rear. The kitchen comprises a range of wall and base units with gas hob, double electric oven and grill with space, power and plumbing for appliances. Externally the extended garage has up and over doors at each end, and the L shaped low maintenance garden faces west to make the most of the afternoon sun and benefits from well stocked borders. Back inside stairs lead to the first floor landing with ladder access to the loft with light. Bedroom one has views over to Rivington and bedroom two is a second double to the rear, with bedroom three a comfortable single. The modern bathroom comprises rainfall mixer shower in cubicle, ladder heated towel rail, wc, wash hand basin on vanity and panelled walls.



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious semi detached property
- c 1100 square feet
- Three bedrooms
- Views over to Rivington Pike
- Virtual tour
- Cul de sac location



HOME TRUTHS

Eccleston Branch

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01257 451673

Coppull Branch

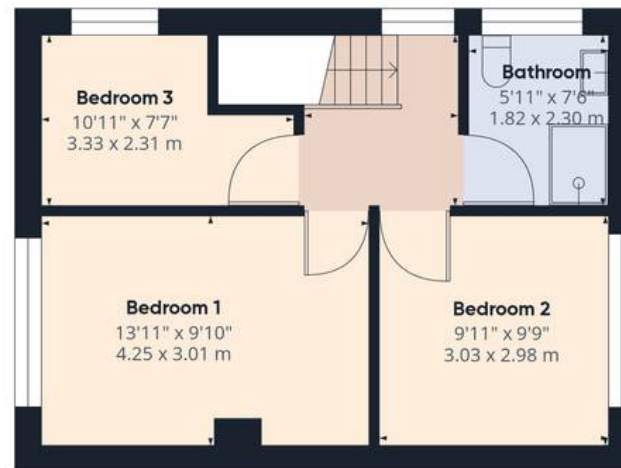
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Floor 1



Floor 2

Approximate total area⁽¹⁾

1097.06 ft²
101.92 m²

Reduced headroom

9.8 ft²
0.91 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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