

HOME  TRUTHS



Mill Lane, Coppull

PR7 5AN


£900 pcm



Three-bedroom semi-detached property on corner plot, cul de sac location and overlooking the Mill Pond to the rear. Available to let immediately.

To the front the two designated parking spaces are on block pavements leading to the front door and then into the hallway with cloakroom and wc off. The lounge is spacious, bright and well proportioned with TV and satellite points and a door leads to the dining kitchen. The dining area has patio doors overlooking the rear garden and the kitchen comprises a range of wall and base units with contrasting work surfaces, integrated electric oven, gas hob with extractor over and space, power and plumbing for other appliances. The kitchen also houses the combi boiler.

Immediately outside from the dining area is a private rear patio which catches the sun in the morning and evening and leads to the good size corner garden laid to lawn and has a storage shed.



A wide, carpeted staircase leads to the first floor landing with access to the loft. None of the bedrooms are overlooked with Bedroom One, to the front having built in storage and TV point, and Bedrooms Two and Three to the rear overlooking the garden and mill pond. The family bathroom comprises bath with separate electric shower over, wc, wash hand basin and tiled splashbacks.

The property is available now and requires a deposit of £1038, including holding deposit of £205.
Council Tax band: B

EPC Energy Efficiency Rating: C

- Three bedrooms
- Cul de sac location
- Corner plot
- Large garden
- Available now
- New flooring throughout



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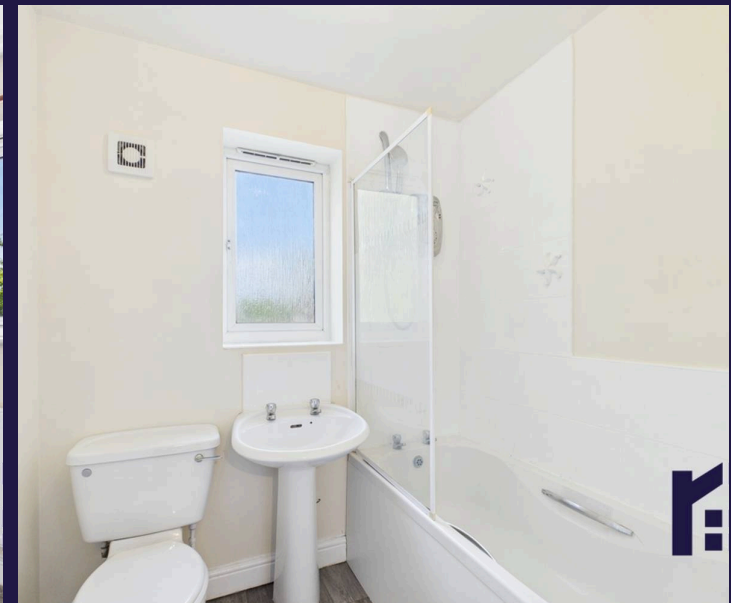
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Coppull Branch

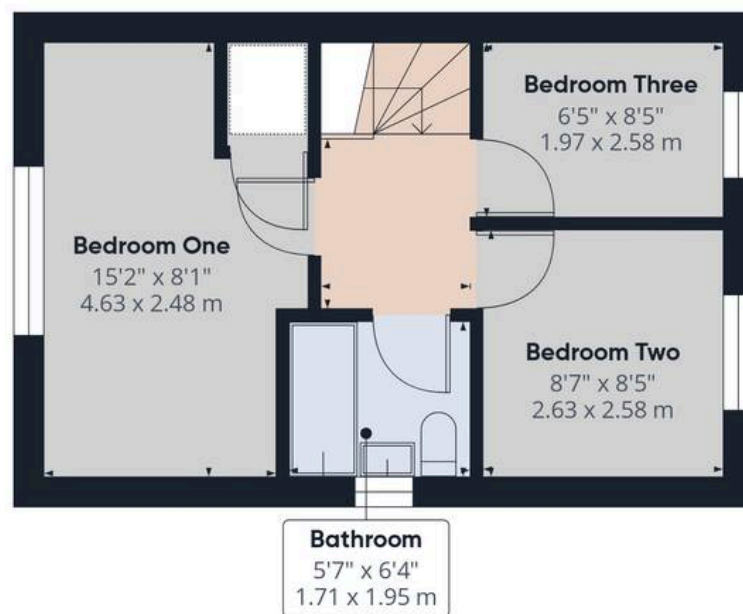
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Floor 1



Floor 2

Approximate total area⁽¹⁾

697 ft²

64.7 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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