

HOME  TRUTHS

22 Coppull Moor Lane, Coppull

PR7 5JH

  
£2,500 pcm





Four/Five bed detached home that is beautifully situated in an idyllic tranquil setting within the desirable Coppull Moor Lane, this versatile family home is full of character with an abundance of charm. This property offers a high degree of flexibility in living for a large family having plenty of space both inside and out and is available to let immediately.

Internally, the ground floor comprises entrance porch into welcoming entrance hall, open plan Kitchen/Breakfast Room with wall and base units, integrated oven and hob and free standing dishwasher, utility room, separate lounge, sun room, downstairs wc and separate reception room that can also be used as a fifth bedroom. Finishing the ground floor is bedroom one which is a double bedroom with fitted furniture and en suite with shower enclosure.

Moving up the staircase to the first floor you will find three double bedrooms with two having built in furniture and a separate good size family bathroom consisting of a large bath, wash hand basin and wc. There is a large welcoming landing which can be used as office space and another large room in the eaves which has lots of flexibility for use.

Externally, the front of the property is set back from the road with a lawn and large driveway down the side for up to at least 6 cars leading to a detached garage that has been fitted with electricity, light and water. To the rear of the property you will find a private raised patio and lawned garden that is edged with mature shrubs and ideal for outside dining, there is also separate side garden.





With four good sized bedrooms, this is a first class family home. Close to all amenities, good schools and in a highly sought after residential area this is a wonderful home. Do give us a call to arrange your viewing.

The property requires a deposit of £2884 including holding deposit of £575.

Council Tax band: D

EPC Energy Efficiency Rating: C

- Four/five bedroom detached
- Large gardens to front, side and rear
- Detached garage
- Available now
- Village location



HOME  TRUTHS

Eccleston Branch

265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch

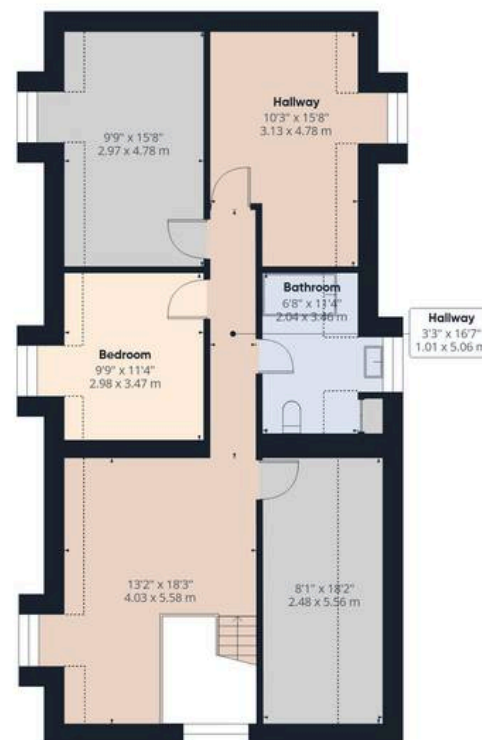
244 Spendmore Lane, Coppull, PR7 5DE  
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area<sup>(1)</sup>

3106 ft<sup>2</sup>

288.7 m<sup>2</sup>

Reduced headroom

147 ft<sup>2</sup>

13.6 m<sup>2</sup>

(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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