

HOME  TRUTHS



Springfield Road, Coppull

PR7 5EJ





Simply stunning four bedroom semi detached property on a substantial corner plot with extensive south west facing garden and gorgeous family room. To the front the driveway offers ample parking and leads to the garage with automated roller door, and to the main entrance. Step into the vestibule and to the left is the snug which also makes an excellent play or cinema room. To the right, through a Persian arch is the living room with plenty of space for both dining and comfortable furniture and a wood burning stove to keep you warm in winter. This lovely room flows through to the heart of the home with natural light provided by Velux and bifolding doors, central island and breakfast bar and a range of wall and base units topped by quartz work surfaces with etched drainer. Integrated appliances include induction hob with downdraft extractor, electric oven and grill, multi oven and space, power and plumbing for an American style refrigerator. Leading off is a large boot/utility room with space for additional appliances, and the cloakroom comprising wc and wash hand basin on vanity. Step outside onto the sunken decked area with raised lawn, private terraces on which to relax and entertain and a number of raised beds in which to grow your own produce. Back inside, stairs lead to the first floor landing with bedroom one having an elegant vaulted ceiling and en suite comprising his and hers wash hand basin on floating vanity, fully tiled elevations and flooring, wc, rainfall mixer shower in walk in cubicle and ladder heated towel rail. There are two further double bedrooms and a very comfortable single currently enjoying life as a dressing room. The family bathroom enjoys underfloor heating and comprises fully tiled elevations and flooring, bath with screen and mixer shower over, wc & wash hand basin on floating vanity.



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Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Stunning four bedroom property
- Over 1600 square feet
- Large, south west facing garden
- Corner plot
- Virtual tour
- Ample parking



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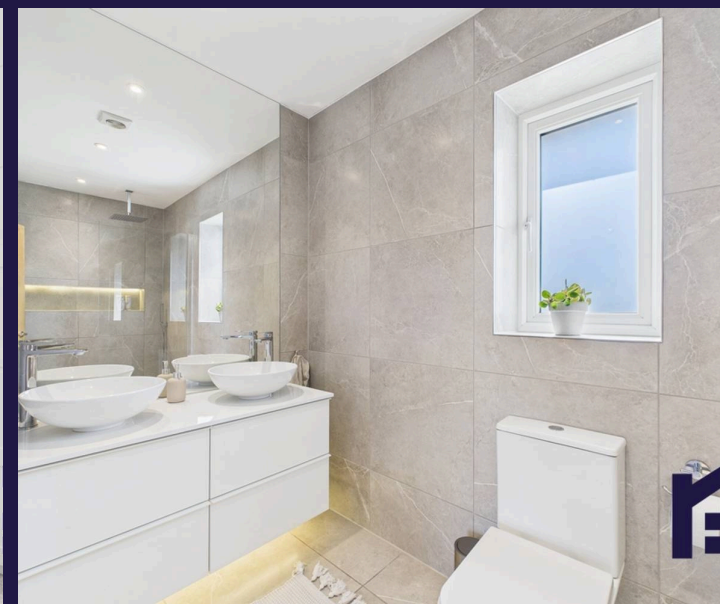
Eccleston Branch

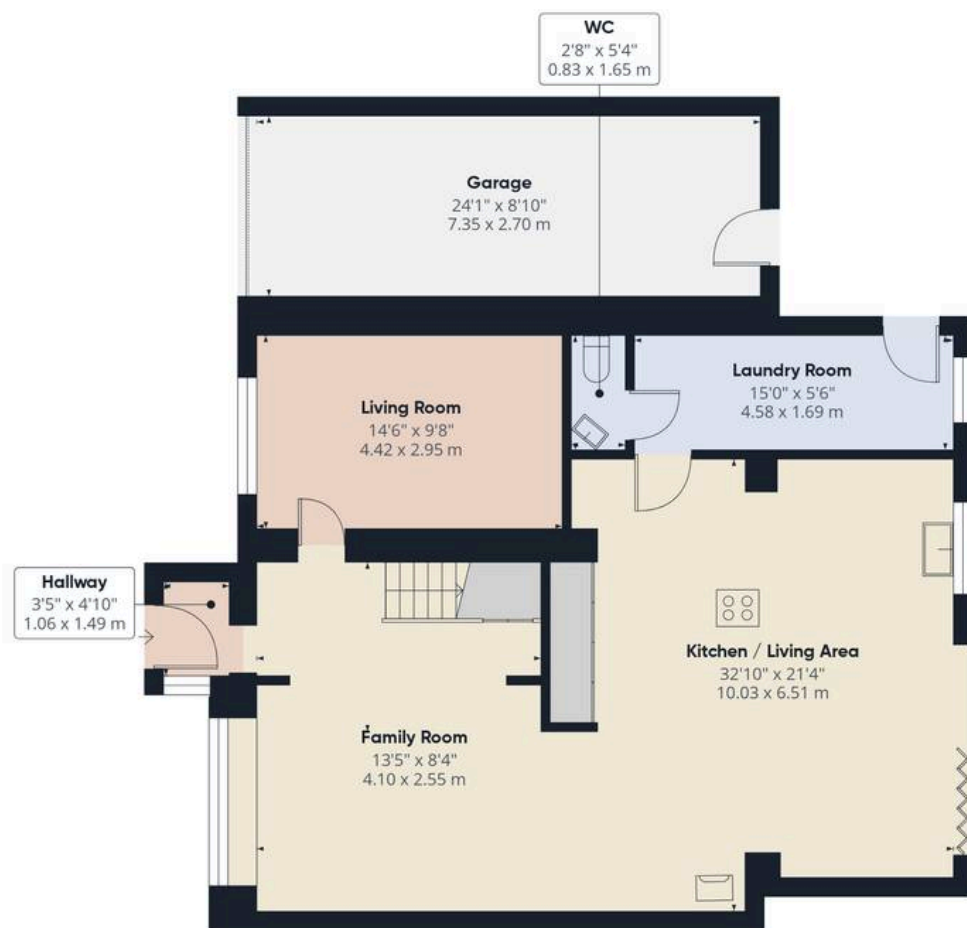
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Floor 1



Floor 2

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

1643 ft<sup>2</sup>

152.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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