



# Poplar Drive

Coppull, PR7 4LS

PRICE OFFERS IN EXCESS OF £190,000



Lovely three bedroom detached property in a quiet and popular residential area with countryside walks on the doorstep, in the catchment area for excellent schools and close to primary transport routes. Available with no upward chain. The driveway can accommodate up to three vehicles and leads past the garden laid to gravel to the main entrance. Step into the welcoming hallway with cloakroom comprising wash hand basin and wc. The spacious lounge has electric fire in imposing marble surround and double doors open on to the dining kitchen. As well as plenty of space for dining furniture, storage is provided by a range of wall and base units. Integrated appliances include gas hob with extractor over, electric oven and grill and there is space, power and plumbing for other appliances. Leading off is the conservatory with tiled flooring and French windows opening on to the south west facing rear garden. This lovely space is mainly laid to lawn bordered with mature shrubs, sun terrace and gravelled area which also houses the shed. Back inside, stairs lead to the first floor landing with access to the loft. Bedroom one is a good size with en suite off comprising shower, wash hand basin and storage. Bedroom two is another double to the rear with bedroom three being a comfortable single which currently makes an excellent home office. Completing the set, the family bathroom comprises bath with electric shower over, fully tiled elevations and flooring, wash hand basin and wc. Double glazed with gas central heating and having just one careful owner from new, this is a lovely place to call home. Do get in touch to arrange a viewing and make it yours. EPC C, Council Tax C, Leasehold £75 per annum.



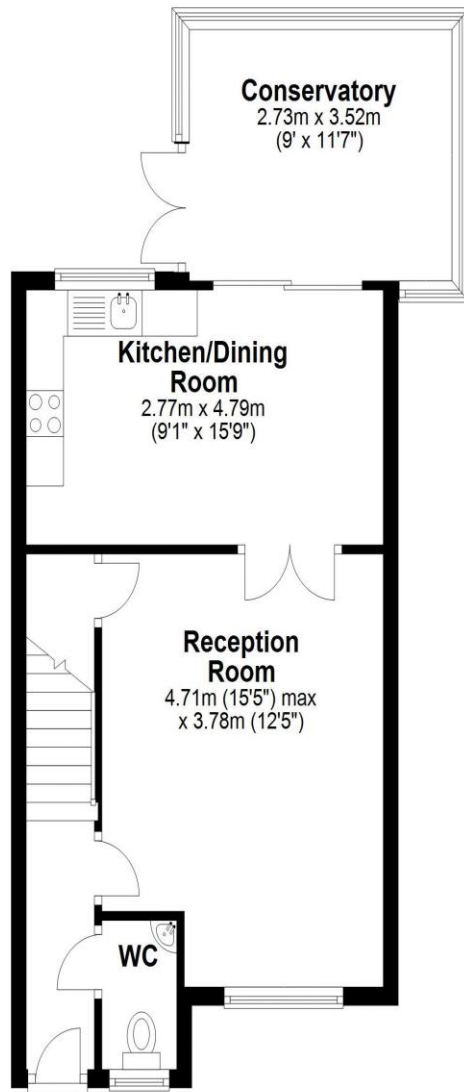
- Detached property
- Three bedrooms
- Conservatory

- South facing rear garden
- Ample off road parking
- Available with no upward chain

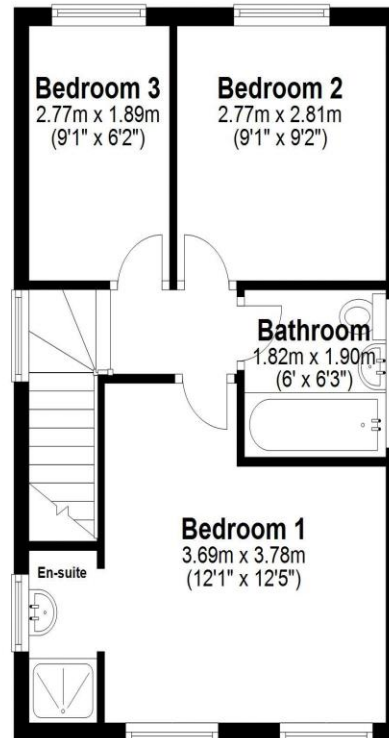
[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)

Email: [office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)

**Ground Floor**  
Approx. 48.0 sq. metres (516.8 sq. feet)



**First Floor**  
Approx. 36.3 sq. metres (390.9 sq. feet)



**Total area: approx. 84.3 sq. metres (907.7 sq. feet)**

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	
Address: Poplar Drive			



**Ecclestone**

265 The Green, Ecclestone PR7 5TF  
Tel: 01257 451673

**Coppull**

244 Spendmore Lane, Coppull PR7 5DE  
Tel: 01257 794588

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

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