

HOME  TRUTHS



Rivington Place, Coppull

PR7 5DY



Situated in a highly desirable location, this three-bedroom semi-detached home presents a fantastic opportunity for families and buyers seeking spacious accommodation with stunning views. This fantastic property is situated in walking distance of local countryside walks, well-regarded local schools, public transport, and a range of amenities, making it perfectly positioned for convenience and lifestyle. The front of the property benefits from a spacious driveway with plenty of room for parking, a stunning front garden area, as well as a spacious garage, leaving you with plenty of room for parking and storage. The property offers well-proportioned living space throughout, featuring two versatile reception rooms that provide ample room for both relaxing and entertaining. The kitchen area offers a spacious area to cook and entertain, with the dining room included. The three bedrooms are complemented by a practical layout, making this an ideal home for growing families. Two of the bedrooms benefit from glorious views across fields and up to Rivington Pike. Furthermore, the property offers exciting scope for extension and further enhancement, subject to the necessary planning permissions and consents, allowing prospective purchasers the opportunity to create their ideal long-term family home. Enjoying an enviable position, the home is surrounded by beautiful local walks and is conveniently located close to well-regarded schools and a range of everyday amenities, making it perfectly placed for modern family living. Combining excellent potential, spacious accommodation and breathtaking views, this is a superb opportunity to acquire a home in a fantastic location, with loads to offer!



Situated in a highly desirable location, this three-bedroom semi-detached home presents a fantastic opportunity for families and buyers seeking spacious accommodation with stunning views. This fantastic property is situated in walking distance of local countryside walks, well-regarded local schools, public transport, and a range of amenities, making it perfectly positioned for convenience and lifestyle. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Beautiful countryside views
- Available with vacant possession
- Desirable area
- Three bedrooms
- Virtual tour
- Semi-detached

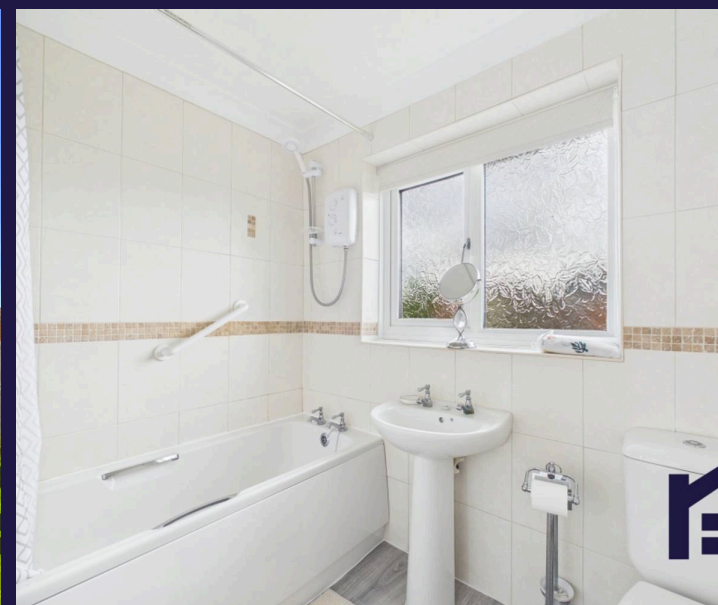


HOME  TRUTHS

Eccleston Branch
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Floor 1



Floor 2



Approximate total area⁽¹⁾

90.5 m²

977 ft²

Reduced headroom

1.1 m²

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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