



Preston Road, Coppull

PR7 5DN



Fabulous stone-fronted cottage offering four bedrooms, two with en suites, spacious ground floor accommodation and a cellar. Available with no upward chain.

Step into the welcoming hallway, leading through to a generous lounge featuring wood style tile flooring and a wood-burning stove.

To the rear is a stunning dining kitchen fitted with a range of wall and base units and a breakfast bar. Integrated appliances include an electric oven and grill, ceramic hob, fridge, freezer and dishwasher. The dining area benefits from patio doors opening onto the courtyard garden, alongside access to a utility room providing additional storage, power and plumbing for appliances, housing the Vaillant combi boiler. A cloakroom completes the ground floor, comprising a wash hand basin, WC and ladder heated towel rail.

From the kitchen, stairs lead down to the cellar, which is divided into several rooms with power, light and heating—ideal for storage, a games room or even a home cinema.

Externally, the courtyard garden features decking and patio areas.

To the first floor, the impressive principal suite is filled with natural light from Velux-style windows and benefits from a dressing room with fitted storage and an en suite comprising WC, wash hand basin and rainfall shower.



Bedroom two is a spacious double, while bedroom three is a comfortable single, both positioned to the front. The family bathroom is well-appointed with tiled elevations, a WC, wash hand basin, bath with rainfall shower over and a ladder heated towel rail. The second floor hosts a further bedroom with roof lights and ample storage, along with an en suite comprising an electric shower, wash hand basin, WC and ladder heated towel rail.

Ideally located close to primary transport links and within the catchment for excellent schools, this superb home offers over 1,900 sq ft of accommodation.

Council Tax A, EPC D, Freehold.



## HOME TRUTHS

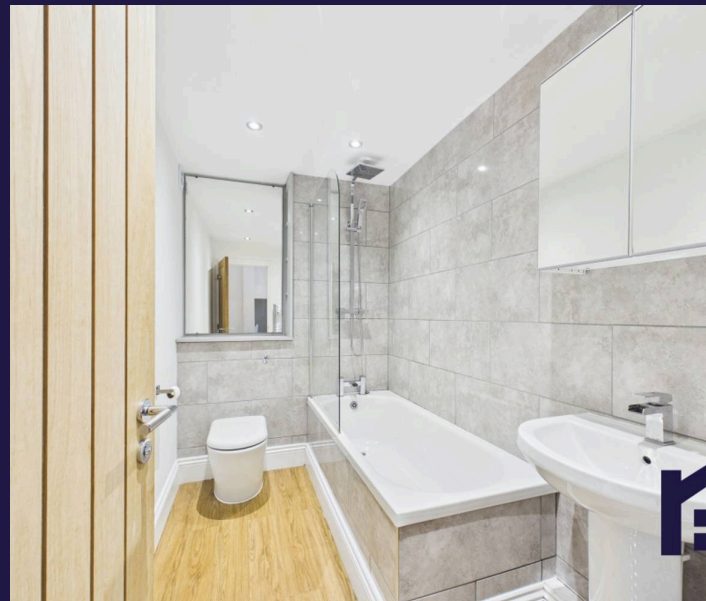
### Eccleston Branch

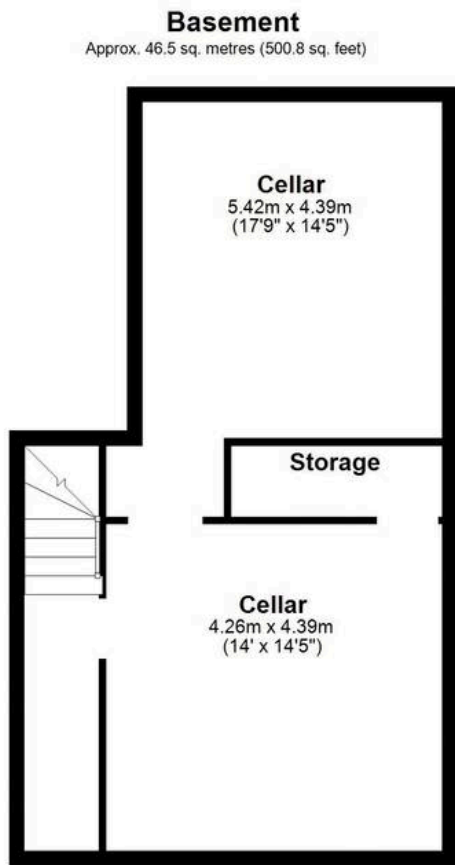
265 The Green, Eccleston, PR7 5TF  
01257 451673

### Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

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

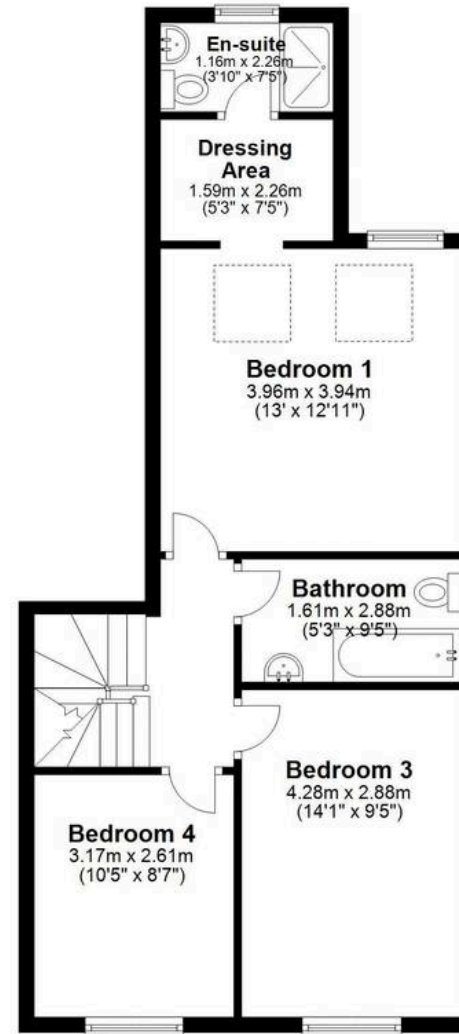




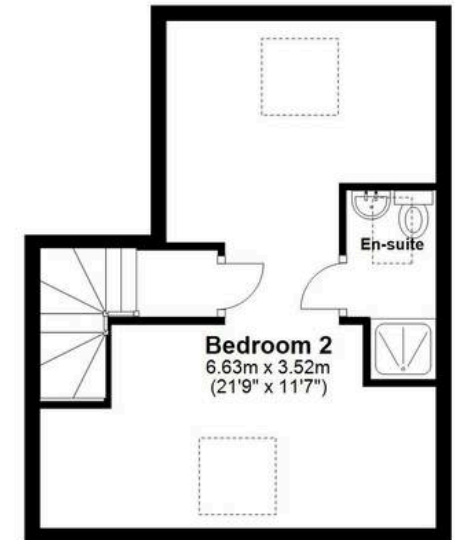
**Ground Floor**  
Approx. 53.2 sq. metres (572.8 sq. feet)



**First Floor**  
Approx. 54.9 sq. metres (591.1 sq. feet)



**Second Floor**  
Approx. 29.2 sq. metres (314.0 sq. feet)



Total area: approx. 183.8 sq. metres (1978.7 sq. feet)

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