

HOME  TRUTHS

Spendmore Lane, Coppull

PR7 5DD





A well-presented mid-terrace home offered with no upward chain, featuring two reception rooms, a south-east facing garden, and two generous double bedrooms. Ideal for first-time buyers or investors, the property offers a practical layout and excellent potential.

The property is positioned on a quiet terrace with easy on-road parking available to the front.

You enter through the front door into the first reception room, currently used as a living room, providing a cosy yet functional space. Moving through the property, a second reception room offers an ideal dining area or additional living space, creating flexibility to suit a range of needs.

To the rear is the kitchen, fitted with an integrated oven and gas hob, along with space and plumbing for a washing machine and space for a fridge freezer. There is also room for a small breakfast seating area.

Externally, the property benefits from a private south-east facing rear garden, designed for low maintenance with a combination of astro turf and stone.

Upstairs, there are two well-proportioned double bedrooms and a family bathroom comprising a bath, separate shower, WC and wash basin. Additional storage is available via a boarded loft, accessed from the landing.



Offered to the market with no upward chain, this property presents an excellent opportunity for a straightforward purchase.

Give us a call to book your viewing and make this property yours. Freehold, EPC C, Council tax A.



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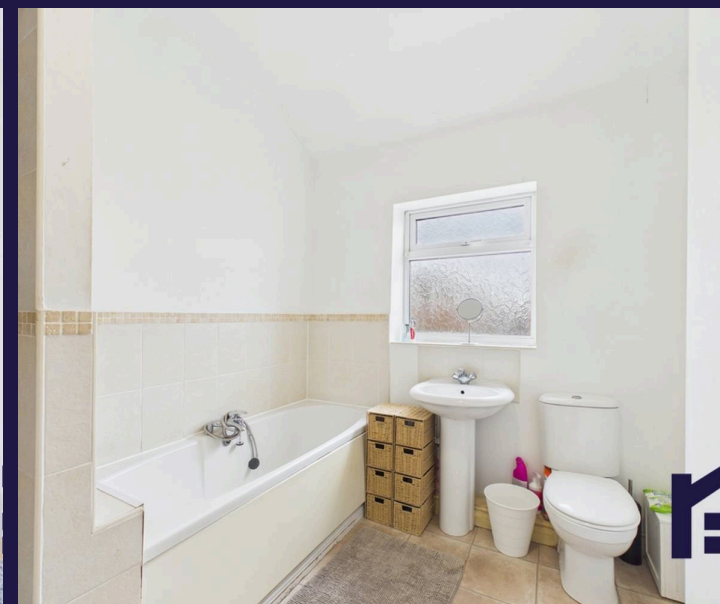
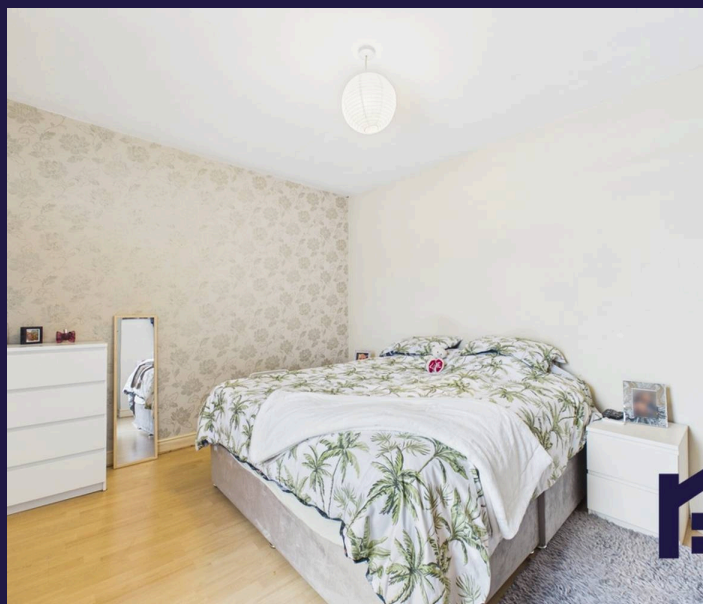
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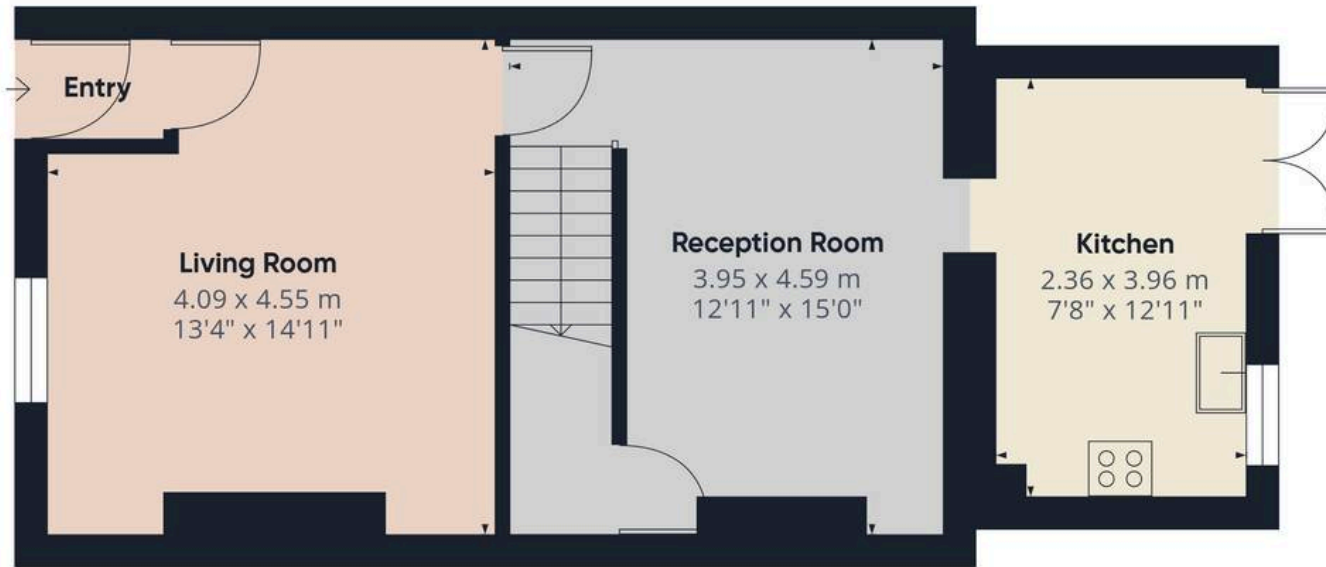
265 The Green, Ecclestone, PR7 5TF
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Coppull Branch

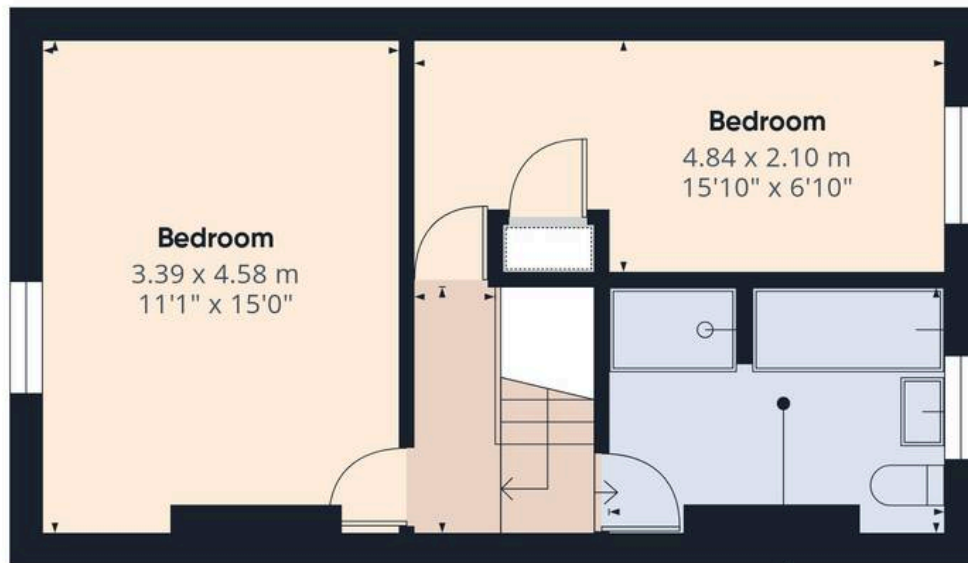
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Floor 1



Bathroom
3.11 x 2.41 m
10'2" x 7'10"

Floor 2



Approximate total area⁽¹⁾

78.5 m²

844 ft²

(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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