

HOME  TRUTHS



Pear Tree Avenue, Coppull

PR7 4NL





Occupying a peaceful position on a quiet cul-de-sac in one of the village's most sought-after locations, this impressive five bedroom detached family home offers over 2,200 square feet of accommodation and is available with no upward chain. To the front, a lawn bordered by mature planting creates an attractive approach, with a block paviour driveway leading to the double garage and main entrance. Step into the welcoming hallway and from there into the elegant bay-fronted living room, where engineered oak flooring flows through much of the ground floor and a remote-controlled gas fire set within a travertine and marble surround provides a stylish focal point. Double doors open into the formal dining room, creating an excellent space for entertaining, whilst beyond, the delightful sun room overlooks the rear garden and provides a relaxing place to enjoy the changing seasons. The breakfast kitchen comprises a range of wall and base units with breakfast bar and integrated appliances including an induction hob, double multi-ovens, dishwasher and full-height refrigerator. Leading off is a practical utility and boot room offering additional storage together with space, power and plumbing for further appliances. Completing the ground floor is the cloakroom, comprising wc and wash hand basin. Step outside onto the upper Indian stone terrace and enjoy the privacy of the beautifully established rear garden. Mainly laid to lawn and complemented by a summerhouse and lower decked seating area, this delightful outdoor space is perfect for relaxing, entertaining and taking in the evening sunsets. Back inside, stairs rise to the first-floor landing with linen cupboard and access to the loft spaces. The principal bedroom benefits from fitted wardrobes and a stylish en suite comprising a rainfall mixer shower, fully tiled elevations and flooring, wc, wash hand basin and ladder heated towel rail.

Bedroom two enjoys lovely views across Birkacre and the Yarrow Valley and shares a Jack and Jill shower room with bedroom three, comprising wash hand basin, wc and electric shower in cubicle. Bedroom four is another comfortable double, whilst bedroom five is a generous single currently utilised as a home office. The elegant bathroom comprises very sociable double ended bath, wc, wash hand basin, ladder heated towel rail and mixer shower in cubicle. Offering generous living space, flexible accommodation and a highly desirable location, this is a wonderful family home with much to offer both inside and out.

- Spacious five bedroom detached property
- Cul de sac location
- Over 2,200 square feet of accommodation
- Virtual tour
- Garage and ample parking
- No upward chain

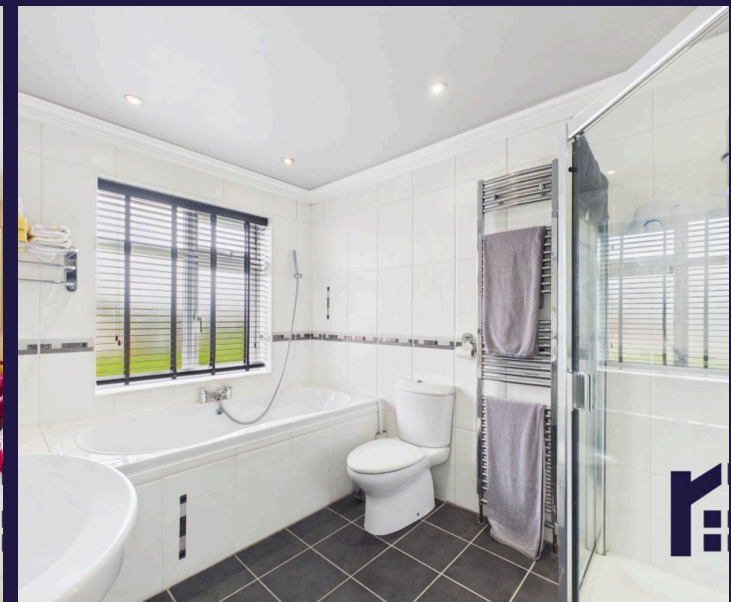


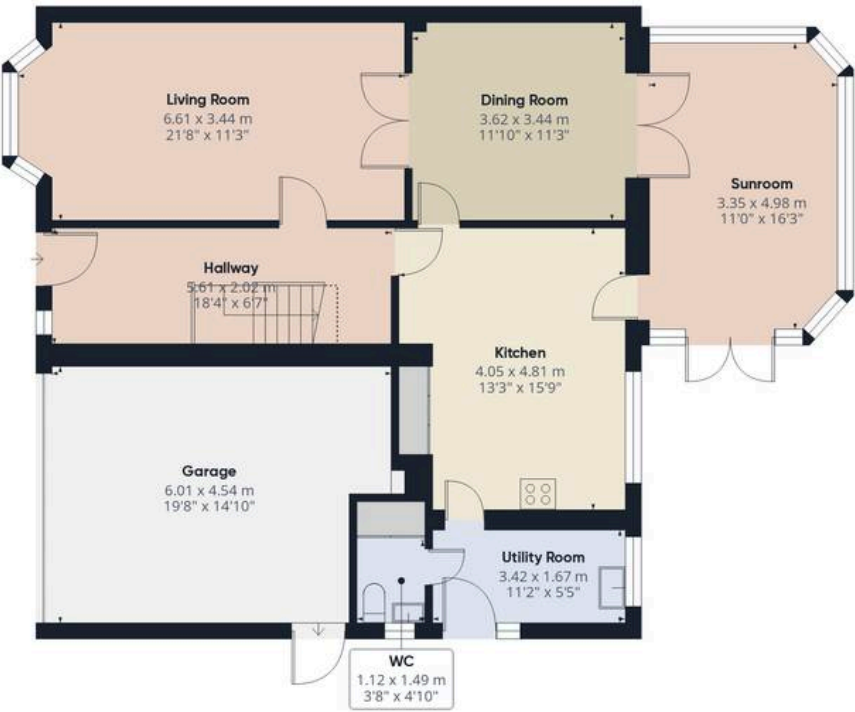
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Floor 1



Floor 2

Approximate total area⁽¹⁾
 206.8 m²
 2227 ft²

Reduced headroom
 1.5 m²
 16 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.

