

HOME  TRUTHS



Mill Lane, Coppull

PR7 5WP





Fabulous four bedroom detached property with gorgeous views over open countryside, in a popular residential area close to village amenities, primary transport routes and countryside walks.

To the front, the driveway can accommodate two vehicles and leads past the crushed slate garden to the garage and the main entrance, with storm canopy and inset lighting. Step into the welcoming hallway with cloakroom comprising wash hand basin and wc, together with a courtesy door to the garage, which also houses the combi boiler.

To the front, the bay fronted second reception room makes an excellent dining room or snug, whilst to the rear the principal reception room enjoys patio doors opening to the garden and those delightful countryside views. The breakfast kitchen comprises a range of wall and base units with integrated appliances including induction hob, eye level electric oven and grill, refrigerator, freezer and dishwasher. A useful utility area is located within the garage, with space, power and plumbing for additional appliances.

Step outside onto the west facing Indian stone sun terrace with crushed slate borders and lazy lawn beyond. A sunken seating area provides the perfect place in which to relax and entertain whilst enjoying the sunshine and open views.

Back inside, stairs with return lead to the first floor landing with airing and storage cupboard. Bedroom one is to the front and benefits from an en suite comprising mixer shower in cubicle, wc and floating wash hand basin. Bedroom three is also positioned to the front, with bedrooms two and four overlooking the rear



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Immaculate detached property
- Four bedrooms
- Stylish, low maintenance gardens
- Views over open countryside
- Over 1100 square feet of accommodation
- Close to local amenities & town centre



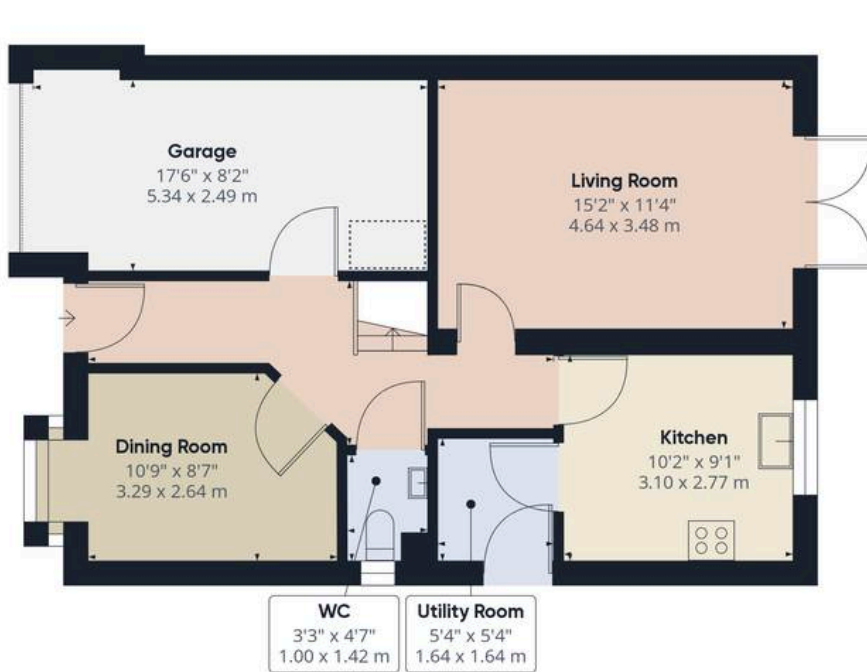
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Floor 1



Floor 2

Approximate total area⁽¹⁾

1153.56 ft²

107.17 m²

Reduced headroom

6.83 ft²

0.63 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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