



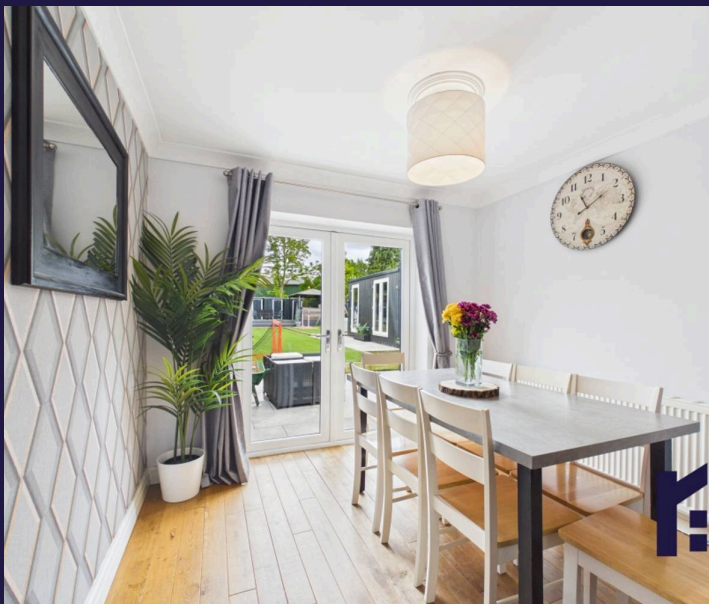
Coppull Moor Lane, Coppull

PR7 4LL





This impressive and highly versatile extended semi-detached property occupies a desirable position along a popular country lane within the village and offers over 1,100 square feet of accommodation, together with a superb self-contained annex and a private south-facing rear garden. To the front, the generous driveway provides off-road parking for up to five vehicles and leads to the main entrance. Step inside to the welcoming entrance hallway and through to the spacious living room, which offers ample room for both dining and comfortable seating. A stylish inset remote-controlled electric fire creates an attractive focal point, while patio doors overlook and open onto the rear garden. The breakfast kitchen is fitted with a range of wall and base units and includes a range cooker and dishwasher, together with additional space, power and plumbing for further appliances. The ground floor also benefits from two bedrooms, including the principal bedroom, alongside a modern shower room fitted with a rainfall massage shower in cubicle, wc and wash hand basin set within a vanity unit. To the first floor are two further generous double bedrooms, both served by a stylish Jack and Jill bathroom comprising a Jacuzzi-style bath, separate mixer shower in cubicle, wc, heated towel rail and wash hand basin set within a vanity unit, complemented by fully tiled elevations and flooring. Outside, the private south-facing rear garden has been thoughtfully landscaped for relaxation and entertaining. A porcelain tiled sun terrace leads onto a lazy lawn which extends past the garden room — complete with power, lighting and storage — to the bar and barbecue area positioned at the top of the garden, creating a wonderful entertaining space.



A particular feature of the property is the bespoke self-contained annex, offering exceptional flexibility for multi-generational living, guest accommodation, home working or even operating a business from home. The annex comprises a bedroom area, kitchenette with boiling water tap, underfloor heating and a contemporary shower room fitted with a rainfall mixer shower, wc and wash hand basin set within a vanity unit. Combining generous living space, versatility and excellent outdoor entertaining areas, this superb home offers something for everyone.

- First class extended property
- Four bedrooms
- Self contained annex
- South facing garden
- Virtual tour
- Ample parking



## HOME TRUTHS

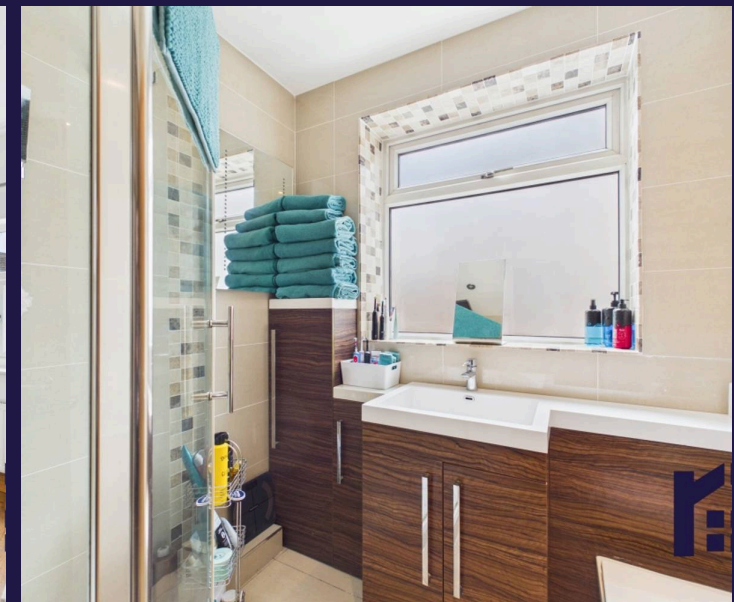
### Ecclestone Branch

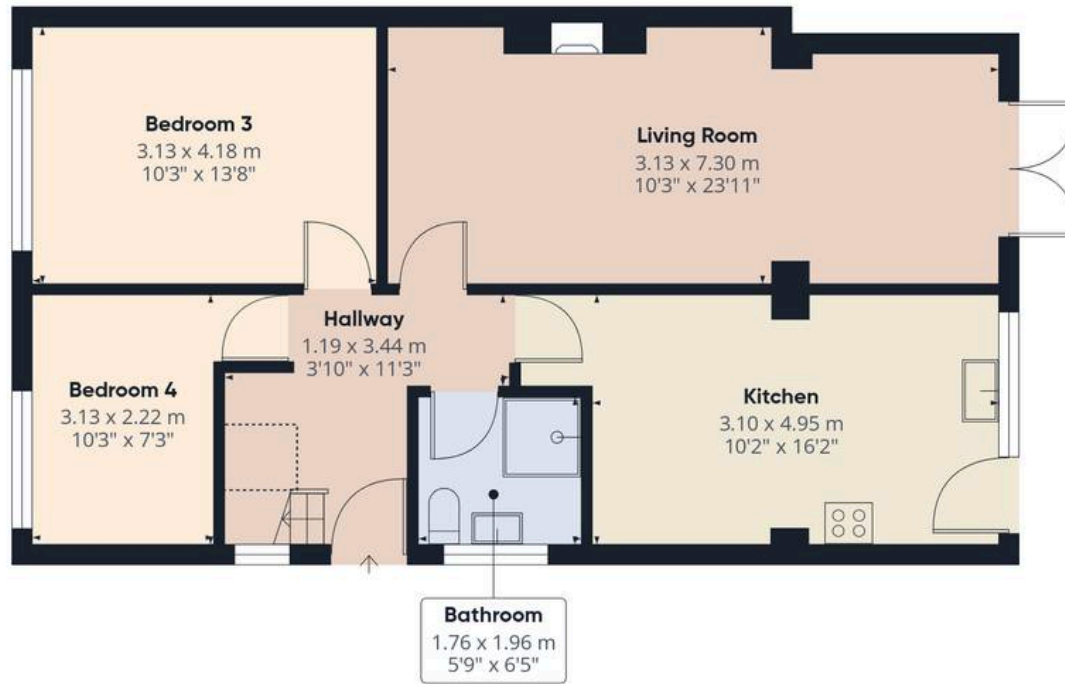
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### Coppull Branch

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

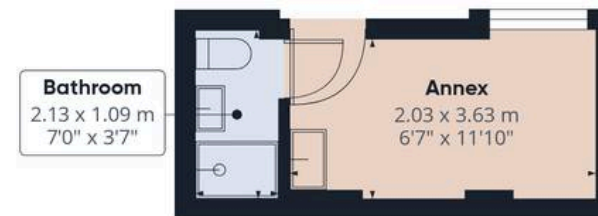




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**

107.4 m<sup>2</sup>

1156 ft<sup>2</sup>

**Reduced headroom**

2.8 m<sup>2</sup>

30 ft<sup>2</sup>

(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.