



TRACY PHILLIPS

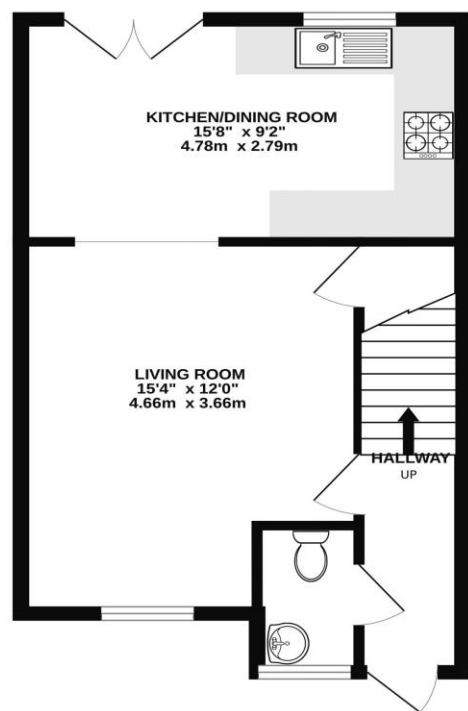
Estates



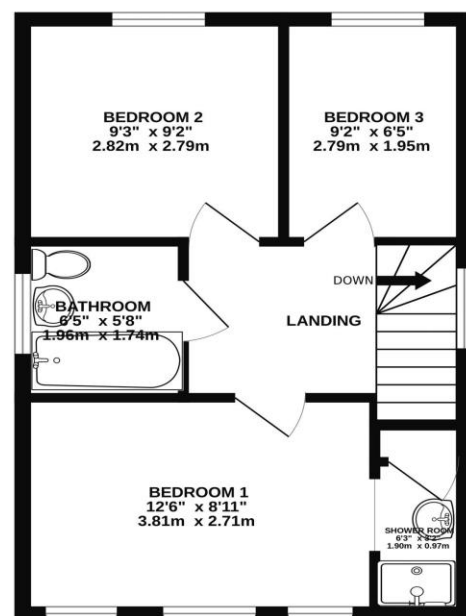
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Estates

GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



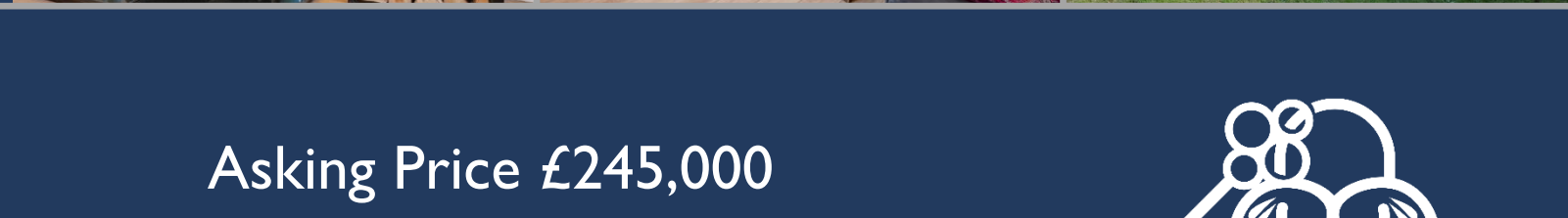
1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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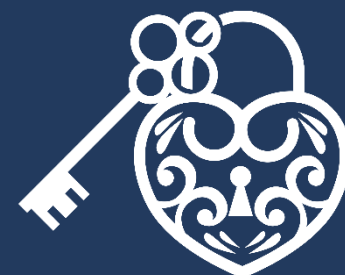
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Asking Price £245,000

Poplar Drive, Coppull PR7 4LS

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Lovely three bedroom detached property in a quiet cul de sac of just six properties, overlooking a nature area and grassed area.

The property is conveniently located for local amenities, schools, walking distance of Yarrow Valley Country Park and Hic Bibi Nature Reserve and transport links, including easy access to the M6.

The ground floor comprises an entrance hallway, spacious living room with a large window and a log burner, creating a comfortable and practical living space. The modern kitchen is fitted with grey gloss units, providing a clean and contemporary finish.

To the first floor are three bedrooms, including two good-sized bedrooms and a further single bedroom which could also be used as a home office or nursery. The master bedroom benefits from an en-suite shower room, with a separate family bathroom.

Externally, the property has a front driveway providing off-road parking, while the rear garden includes a paved patio, lawned area and a useful external log store.

Overall, this is a practical three-bedroom detached home offering well-proportioned accommodation, off-road parking and a good-sized rear garden. The property would make an ideal home for a first-time buyer, as well as being suitable for families or those looking to move to the area.



