



Birchwood Drive, Coppull

PR7 4NU





This beautifully presented two-bedroom semi-detached home has been modernised throughout, offering stylish and comfortable living. Situated in a highly desirable location, the home is within walking distance of Yarrow Valley Country Park, well-regarded local schools, public transport, and a range of amenities, making it perfectly positioned for convenience and lifestyle. To the front the delightful garden is gravelled with decorative rockeries, flowers and flowering shrubs making this a lovely welcome as you pull onto the driveway. Walk through the secure double gates to head into the rear garden. The property features a contemporary open-plan kitchen and dining area, perfect for both everyday living and entertaining. The kitchen comprises of a range of wall and base units with ceramic hob, Neff hide and slide oven, Rok composite granite sink, and space, power and plumbing for other appliances. There is plenty of room for dining furniture overlooking the garden through French windows. Step into the spacious, recently modernised living room with its standout, sleek, newly installed media wall, creating a modern focal point within the living space. The bright, fully tiled bathroom comprises of a sink, toilet, and bath with overhead shower, all finished to a high standard. Upstairs comprises of two well-proportioned double bedrooms. Bedroom one benefits from space for a king size bed, two fitted wardrobe, and two loft space areas perfect for easily accessed storage. Bedroom two is a spacious double bedroom, overlooking the garden and benefiting for the bright and airy daylight. Externally, the property benefits from a recently renovated, southwest-facing garden, providing a private and sunny outdoor space ideal for relaxing or hosting guests. The garden contains a plumb tree, blossom tree, rose bushes and other mature planting which gives the garden ample colour and life.



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautiful semi detached property
- Virtual tour
- South West facing garden
- Modern throughout
- Desirable location
- Two bedrooms



HOME  TRUTHS

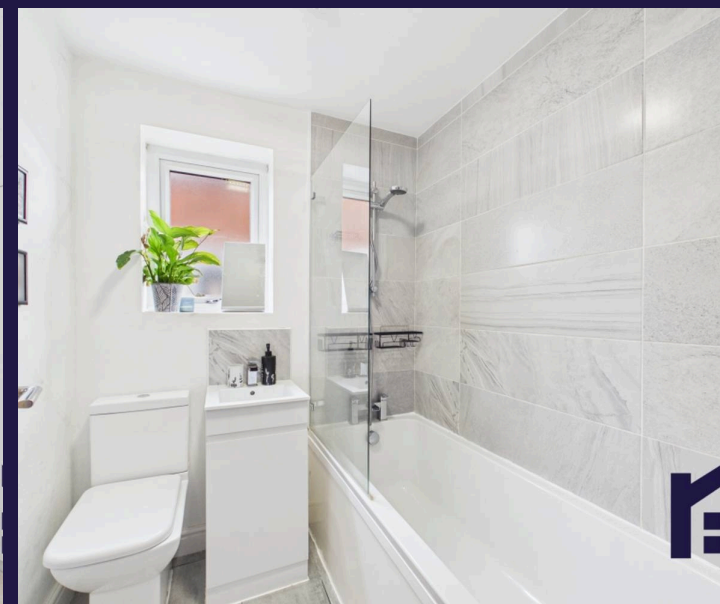
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Coppull Branch

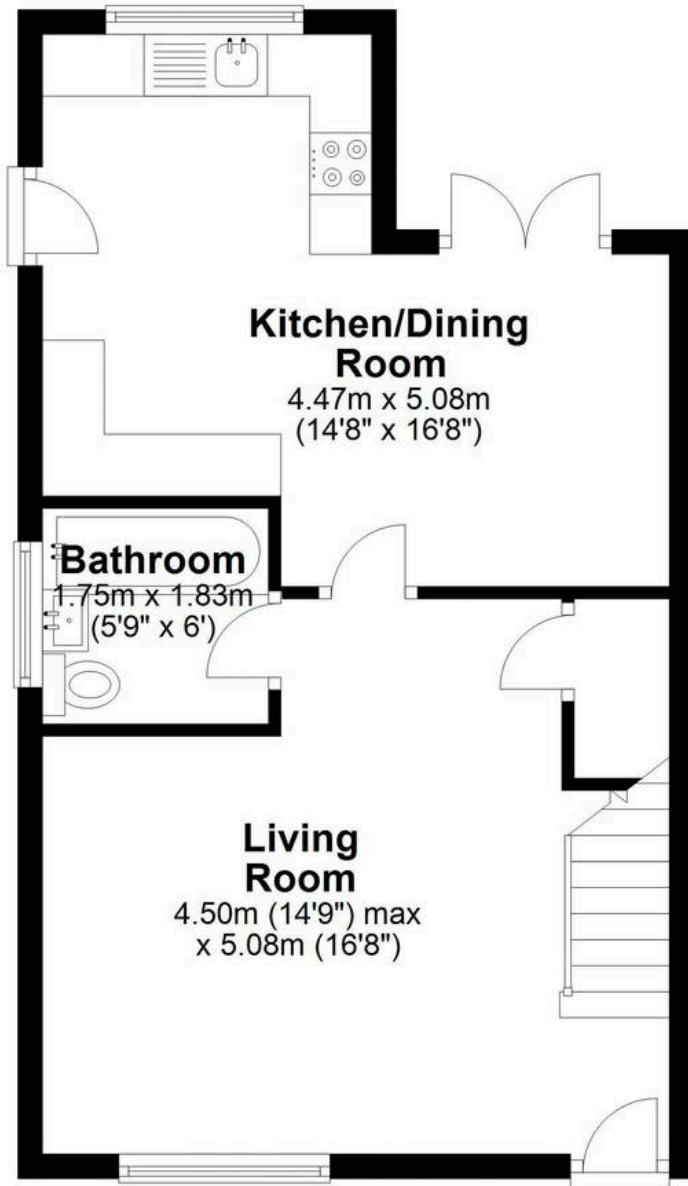
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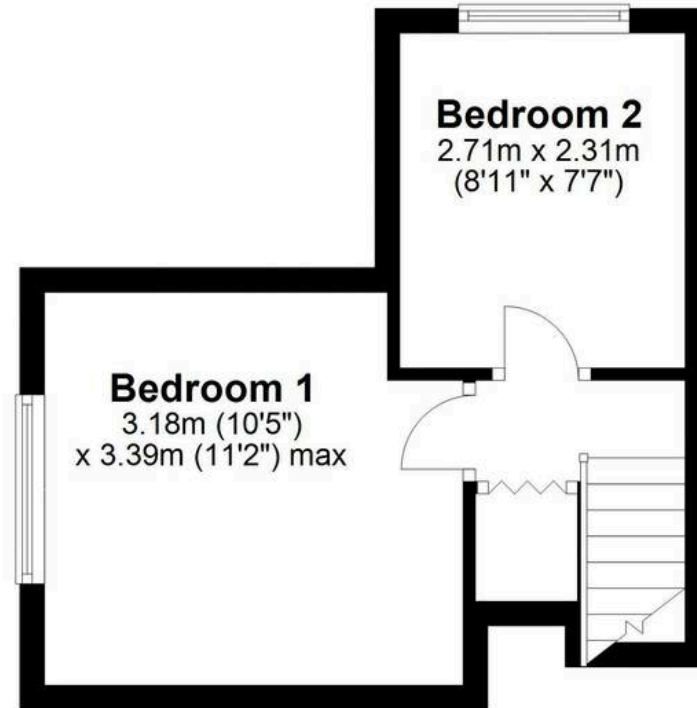
Ground Floor

Approx. 41.7 sq. metres (449.4 sq. feet)



First Floor

Approx. 20.4 sq. metres (219.6 sq. feet)



Total area: approx. 62.1 sq. metres (668.9 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING
Plan produced using PlanUp.