



Spendmore Lane, Coppull

PR7 5DD





An opportunity for investors or for first time buyers to get on the housing ladder. This extended three bedroom semi detached property offers 808sq ft of accommodation and is available with no upward chain.

The driveway leads past the low maintenance front garden to the main entrance. Step into the hallway and from there to the bay fronted living room. Double doors open to the separate dining room to the rear, which, in turn, leads to the kitchen comprising a range of wall and base units with gas hob, electric oven and grill and space, power and plumbing for appliances. Completing the ground floor, the utility room holds the central heating boiler and space and power for additional appliances.

Step outside into the south facing garden with lawn, sun terrace and shed screened by blossom trees.

Back inside, stairs rise to the first floor with bedroom one a good sized double to the rear, bedroom two having fitted wardrobes and bedroom three both to the front. The modern bathroom has mixer shower in cubicle, wc and wash hand basin on vanity.

Council tax B, EPC D, Freehold.



- First time buyers/investors
- Three reception rooms
- South facing garden
- Virtual tour



# HOME TRUTHS

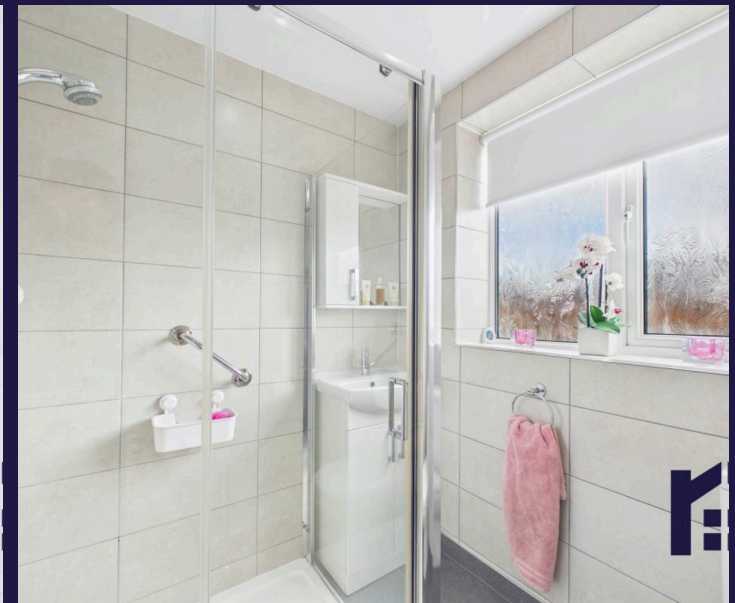
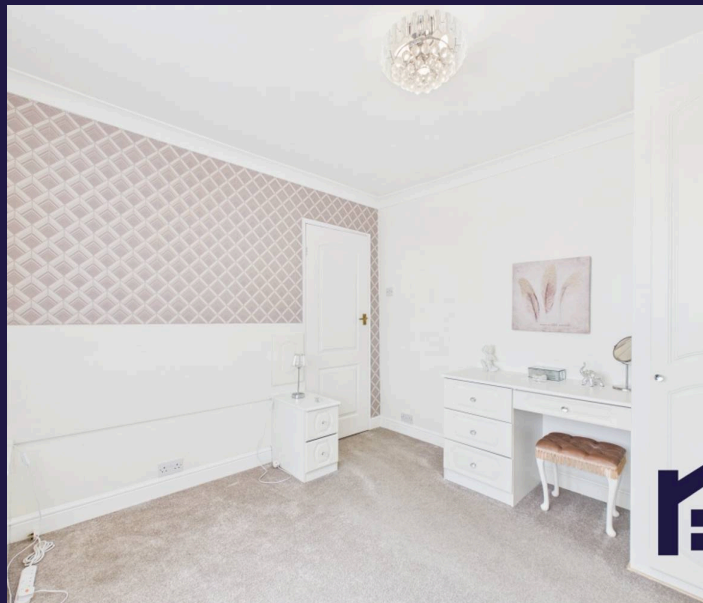
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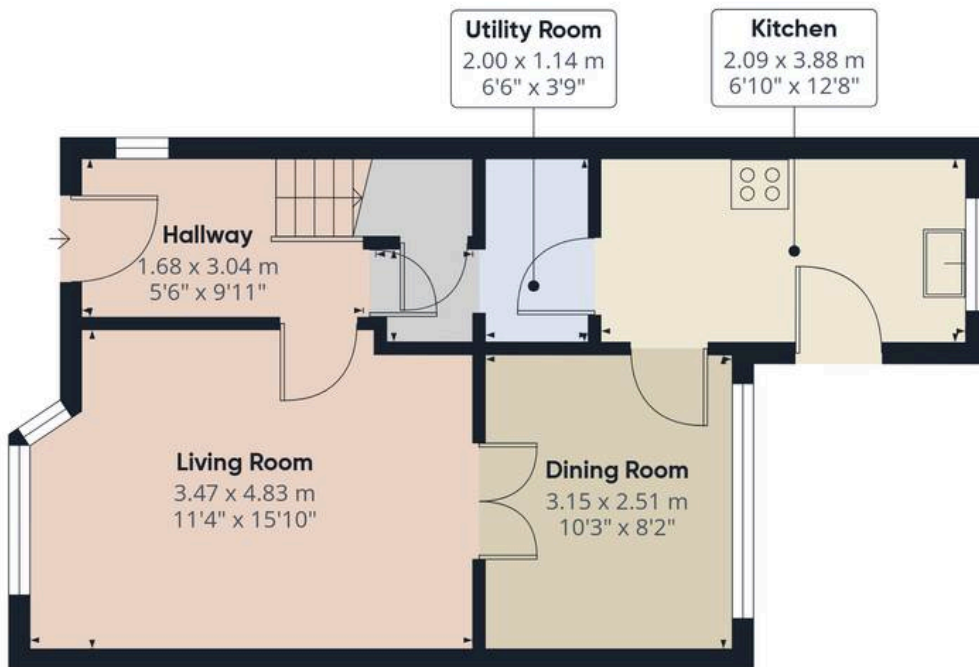
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01257 451673

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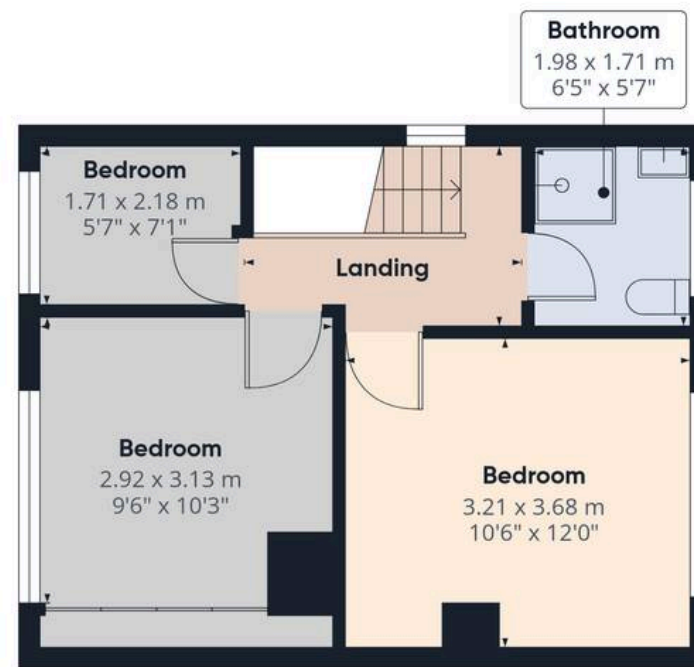
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Floor 1



Floor 2

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

75 m<sup>2</sup>  
808 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

