

HOME  TRUTHS

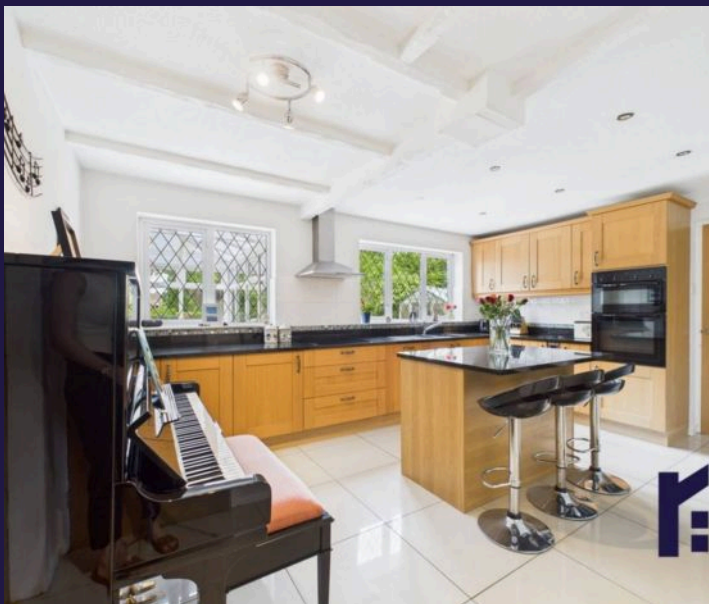


Pear Tree Avenue, Coppull

PR7 4NL







Gorgeous five bedroom detached property with extensive mature landscaped gardens on a quiet cul de sac in one of the most sought after locations in the village. With 2,200 square feet of accommodation this is the perfect family home. To the front is a double garage along with a tarmac driveway, which can accommodate two vehicles. The front garden is laid to lawn with mature planting Step into the entrance hallway with cloakroom off comprising wc and wash hand basin. The living room benefits from plenty of natural light, with a living flame gas fire & Portuguese limestone fireplace. Double doors open into the dining room. Leading off is a large conservatory with panoramic views of the garden The dining kitchen comprises of a range of wall and base units with solid wood doors and drawer fronts, topped with granite work surfaces with etched drainer and Island. Integrated appliances include Neff double electric oven and grill, Neff induction hob, a dishwasher and wine refrigerator. A separate utility room gives more storage and has space, power & plumbing for additional appliances with a courtesy door opening to the double garage with power, light and Worcester central heating combi boiler.

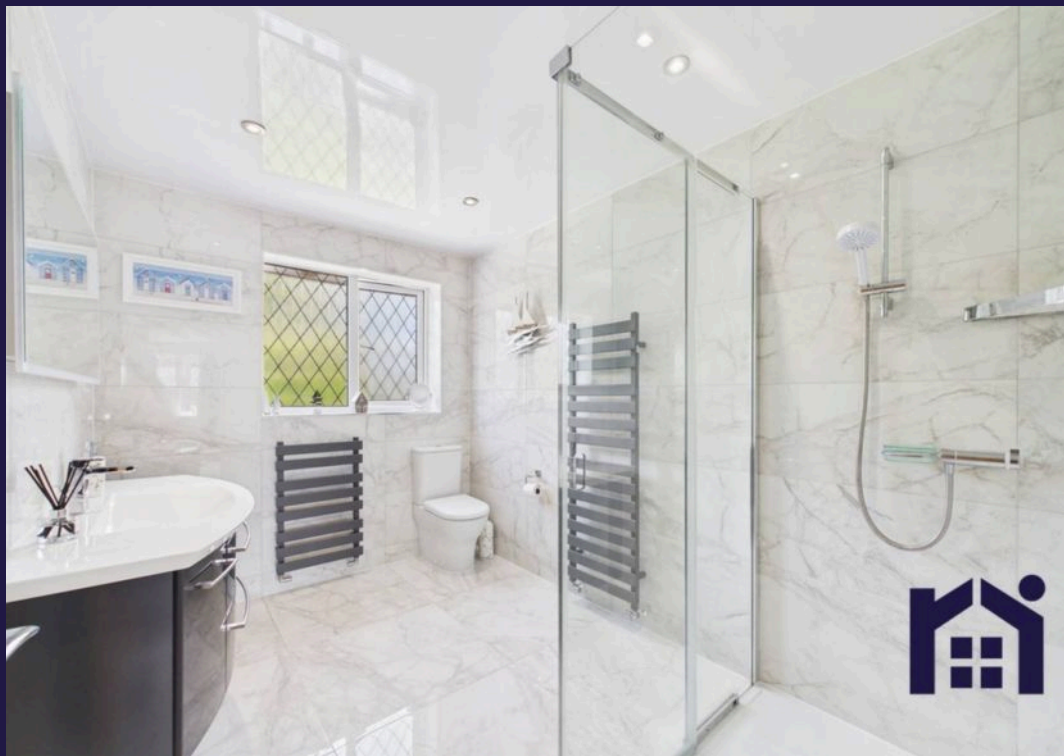




Step outside onto the upper patio and stroll through the garden to the lower stone circle seating area, past attractive mature planting, with herbaceous borders and acers for both spring and autumn colour. An archway leads you to the secret garden with fruit trees and greenhouse. Whatever the season this is the perfect place in which to relax or entertain. Back inside, stairs lead to the first floor landing with ladder access to the loft with light. The Master Suite comprises a spacious double bedroom, dressing room with fitted wardrobes and a lovely view of the garden & a sumptuous en suite, with fully tiled elevations and flooring, Pelipal wash basin on a floating vanity unit, a LED demisting mirror with 2 shaver sockets, mixer shower in cubicle & 2 ladder heated towel rails. There are four further bedrooms all of which can accommodate a double and the smallest of which is currently enjoying life as a home office. The family bathroom comprises of bath with screen and electric shower over, wash hand basin, wc, part tiled elevations and linen cupboard.



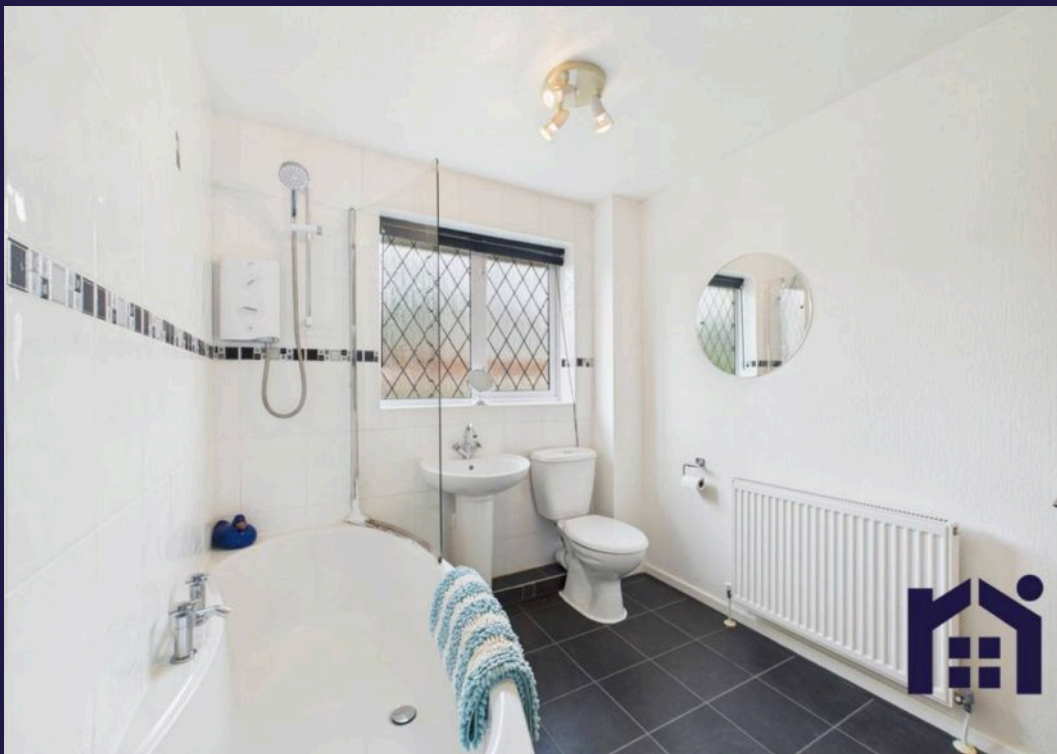














Gorgeous five bedroom detached property with extensive gardens on a quiet cul de sac in one of the most sought after locations in the village. With 2,200 square feet this is the perfect family home. Council Tax band: D

Tenure: Freehold

- Gorgeous detached property
- Five bedrooms
- Delightful gardens
- Elegant, spacious master suite
- Virtual tour
- Over 2,000 square feet of accommodation
- Within easy walking distance of Yarrow Valley country park
- Close to amenities and primary transport links



HOME  TRUTHS

Eccleston Branch  
265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

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







Floor 1



Floor 2

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

204.5 m<sup>2</sup>

2200 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>

14 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.

GIRAFFE360