

HOME  TRUTHS



Longfield Avenue, Coppull

PR7 4NT





Situated on a quiet cul-de-sac, this spacious two-bedroom property offers excellent potential for those looking for a home they can modernise and make their own. Benefiting from a generous driveway with parking for two vehicles and additional space currently laid with decorative stone, there is further opportunity to create additional parking if required. Stepping inside, the welcoming hallway provides access to the main ground floor accommodation, with stairs leading to the first floor and useful understairs storage. To the front of the property is a good-sized office, ideal for those working from home or requiring a dedicated study space. This is followed by the family bathroom, fitted with a bath, wash basin and WC. The kitchen, while ready for updating, offers a practical layout with a range of wall and base units, plumbing for both a washing machine and dishwasher, as well as an oven with gas hob. Leading from the kitchen is the spacious dining living room, complete with a gas fire and back boiler. To the rear of the property is a lovely sun room overlooking the garden, providing a bright and peaceful space to relax. Externally, the garden offers a mixture of hardstanding, raised flower beds and lawned areas, providing a blank canvas for a keen gardener or someone looking to create their ideal outdoor space. The garage is also accessible from the garden with power and light. To the first floor are two well-proportioned bedrooms, completing this spacious and versatile home. Offering fantastic potential throughout, this property presents an exciting opportunity for a buyer looking to modernise, update and create a home tailored to their own style.

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Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Potential for renovation
- Spacious reception room
- Sun room
- Detached garage with power and light



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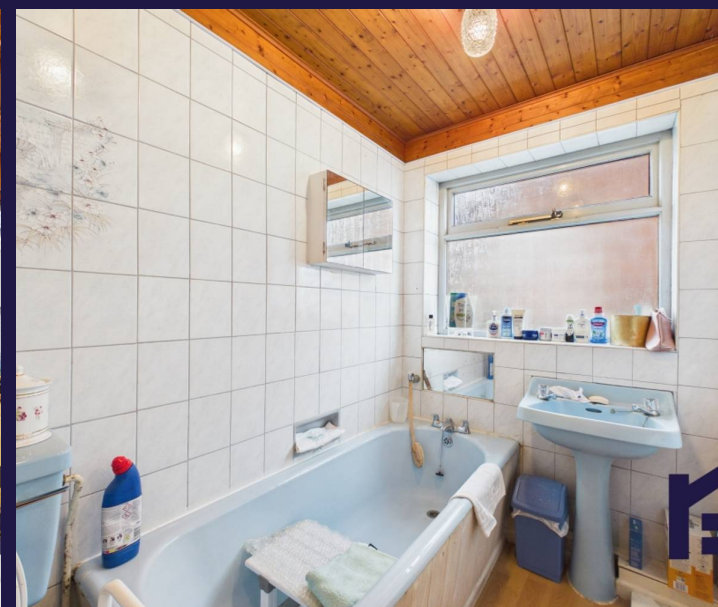
Eccleston Branch

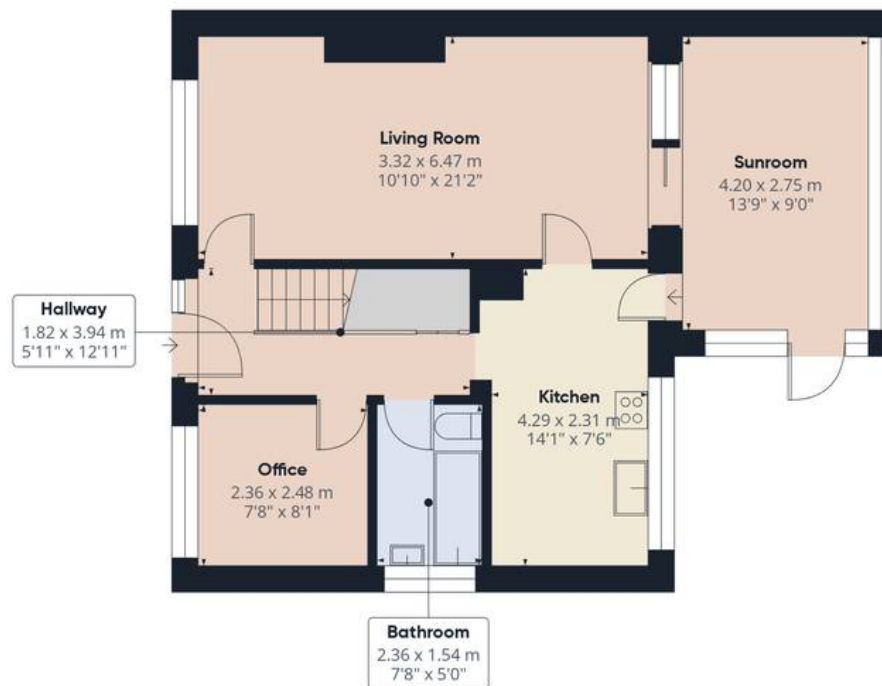
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

106.8 m²

1150 ft²

Reduced headroom

4 m²

43 ft²

(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.

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