

HOME  TRUTHS



Mill Lane, Coppull

PR7 5AW



Offering well-balanced accommodation, generous bedroom sizes and a pleasant east-facing garden, this attractive home is ideal for first-time buyers, young families or downsizers seeking practical living space in a comfortable setting. The property benefits from off-road parking for two vehicles to the front. Inside, the spacious reception room features a bay-fronted window allowing excellent natural light and provides ample space for both lounge furniture and a defined dining area. The stylish kitchen has plenty of storage and is fitted with an oven, gas hob, dishwasher and fridge freezer, along with plumbing for a washing machine and housing for the boiler. To the rear, the east-facing garden is mainly laid to lawn with an elevated flagged patio area and raised seating space, perfect for morning sun and outdoor entertaining. Upstairs, the landing provides loft access. There are two generous double bedrooms — the first room enjoying a large window and plenty of light, while the second overlooks the garden. A third single bedroom offers flexibility as a bedroom, home office or dressing room. The family bathroom comprises a bath with overhead shower, wash hand basin and WC. This home has had a new roof installed in the last 5 years.

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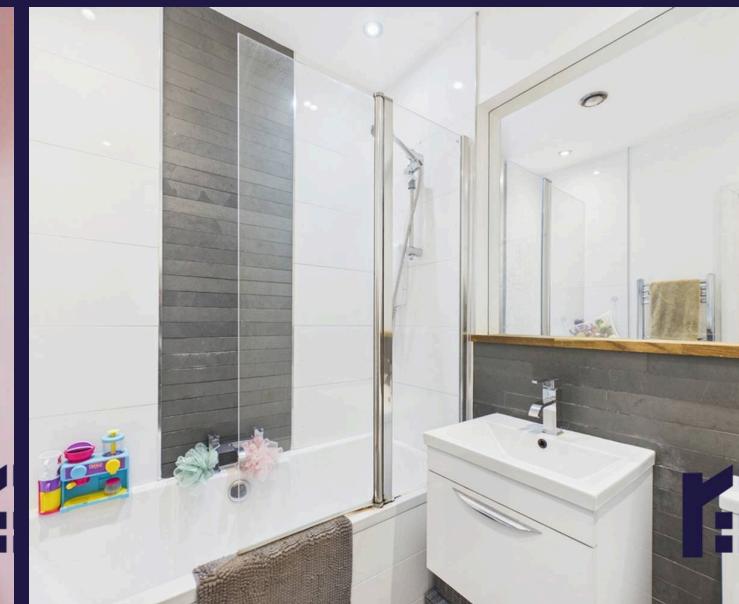
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Spacious bay-fronted reception room
- Fitted kitchen with integrated appliances and ample storage
- Virtual tour
- Garden with patio and raised seating area



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Floor 1

Approximate total area⁽¹⁾

69.3 m²

746 ft²



Floor 2

(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.

