

HOME  TRUTHS

Spendmore Lane, Coppull

PR7 5BY



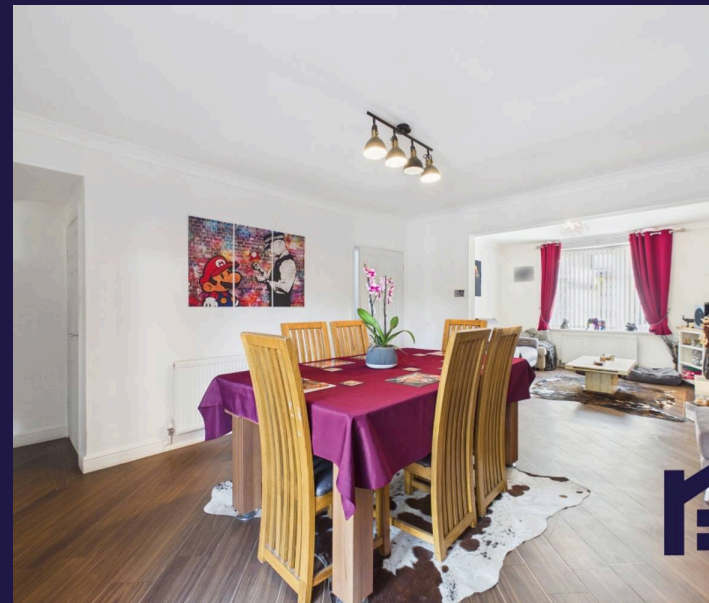
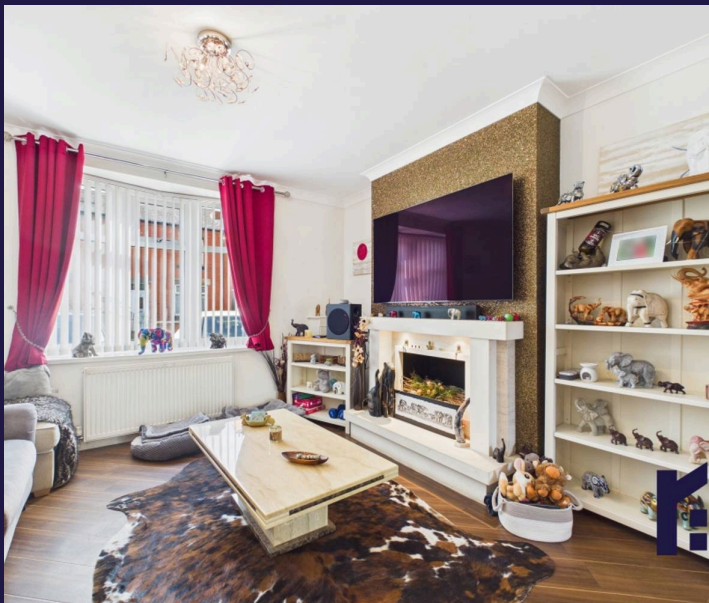


Beautifully presented and spacious three bedroom home arranged over three floors, featuring an open plan living and dining area, modern kitchen, low maintenance south-east facing garden and versatile accommodation throughout—ideal for a range of buyers.

The frontage is block paved giving access to the rear and is also where the current owners park. Step into the entrance hallway which leads through to the main hallway. To the left is a superb open plan living and dining room, complete with a gas fireplace and a triple glazed bay window to the front, allowing for plenty of natural light. The dining area benefits from patio doors opening out to the rear, providing a lovely outlook over the garden.

Further into the property is a useful under stair storage cupboard. The kitchen is fitted with a range of wall and base units and includes integrated appliances such as a dishwasher, double oven, microwave, electric hob and hot water tap. The fridge freezer is also available to stay, and the boiler is housed here. Within the kitchen is a charming bench seating area, along with plumbing for a washing machine and dryer. A convenient WC is located at the end of the kitchen.

Externally, the south-east facing garden is low maintenance, being fully paved, and includes a shed and garden house which will both remain.



To the first floor are two well-proportioned double bedrooms, one of which is currently used as a dressing room, along with a family bathroom featuring a bath, separate shower, and built-in WC and wash hand basin. The main bedroom is positioned at the end of the hallway and comfortably accommodates a super king size bed.

The second floor offers a further fantastic sized bedroom with eaves storage, presenting an excellent opportunity for a principal suite or private retreat.

Council tax B, EPC E, Freehold.

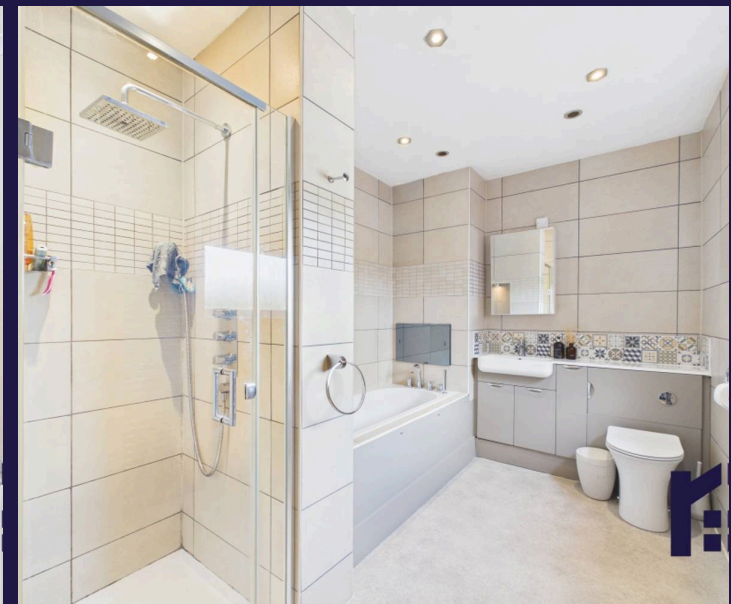


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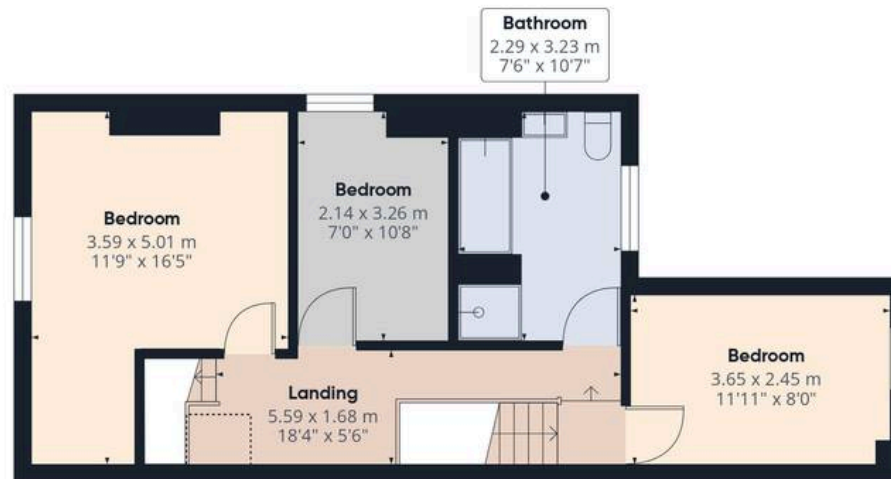
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Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

120 m²

1292 ft²

Reduced headroom

2.7 m²

29 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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