



Bentham Street, Coppull

PR7 5AR





Situated at the end of a quiet cul-de-sac in the heart of Coppull, this well-presented garden-fronted three bedroom terrace property is within easy walking distance of the village centre, local amenities and transport links. Available with no upward chain, it offers comfortable and versatile accommodation ideal for families and professionals alike. Step into the welcoming hallway and through glazed double doors into the contemporary lounge, where a bay window provides plenty of natural light and creates a bright and inviting living space. To the rear, the dining kitchen comprises a range of wall and base units with contrasting work surfaces. Integrated appliances include a gas hob with extractor hood, electric oven and grill, and refrigerator, with additional space, power and plumbing for further appliances. There is ample room for dining, making this an excellent space for both everyday living and entertaining. Outside, the rear garden has been designed for low-maintenance enjoyment, combining paved areas with an artificial lawn and a raised decked seating area perfectly positioned to catch the afternoon and evening sun. To the first floor are two generous double bedrooms and a comfortable single bedroom. The single bedroom also provides access to the useful attic room, which benefits from a Velux window, wooden flooring and offers excellent additional flexible space suitable for a home office, hobby room or storage. Completing the accommodation, the family bathroom comprises a P-shaped bath with electric shower over, wash hand basin, wc, tiled flooring and panelled walls. The property benefits from double glazing and gas central heating throughout.



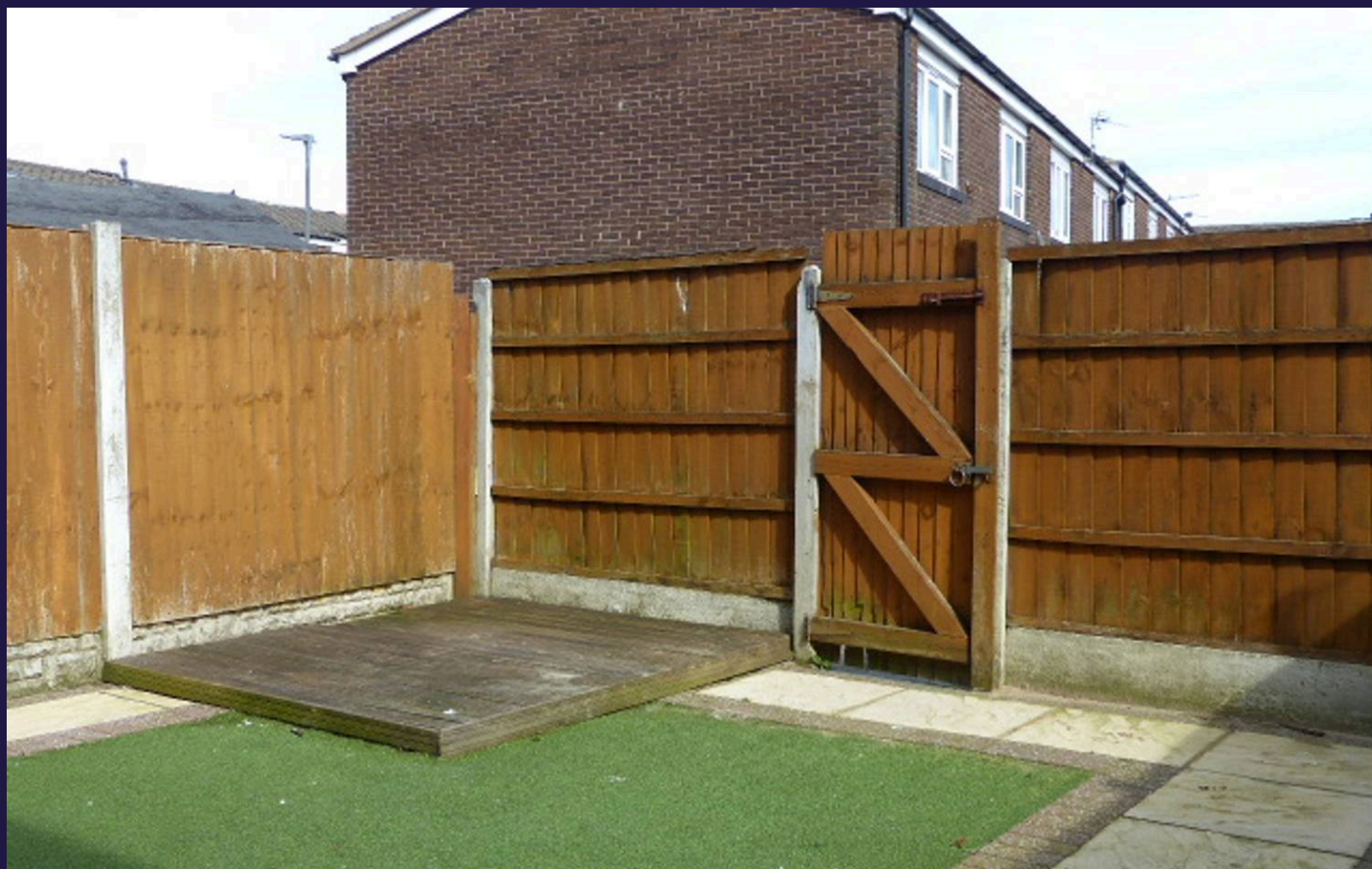
At the end of a quiet cul-de-sac in the heart of Coppull, this well-presented garden-fronted terrace property is within easy walking distance of village amenities and is available with no upward chain
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three bedroom terrace property
- Cul de sac location
- Low maintenance gardens
- Virtual tour
- Central village location
- No upward chain

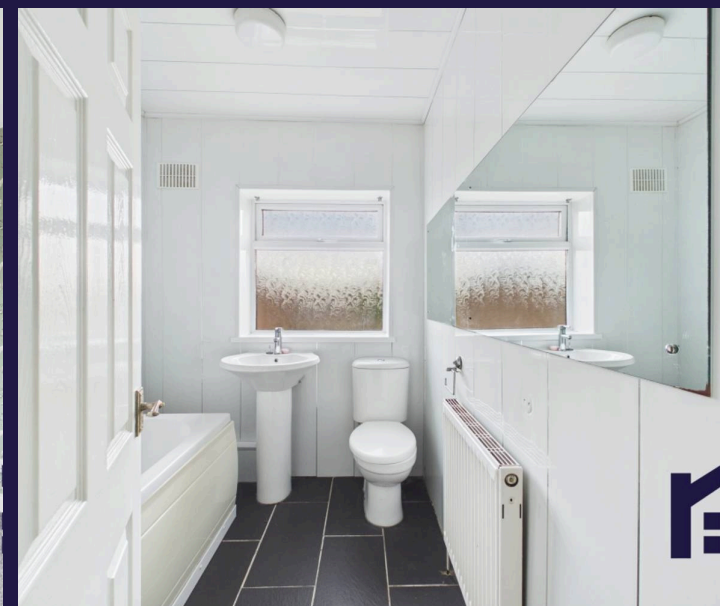


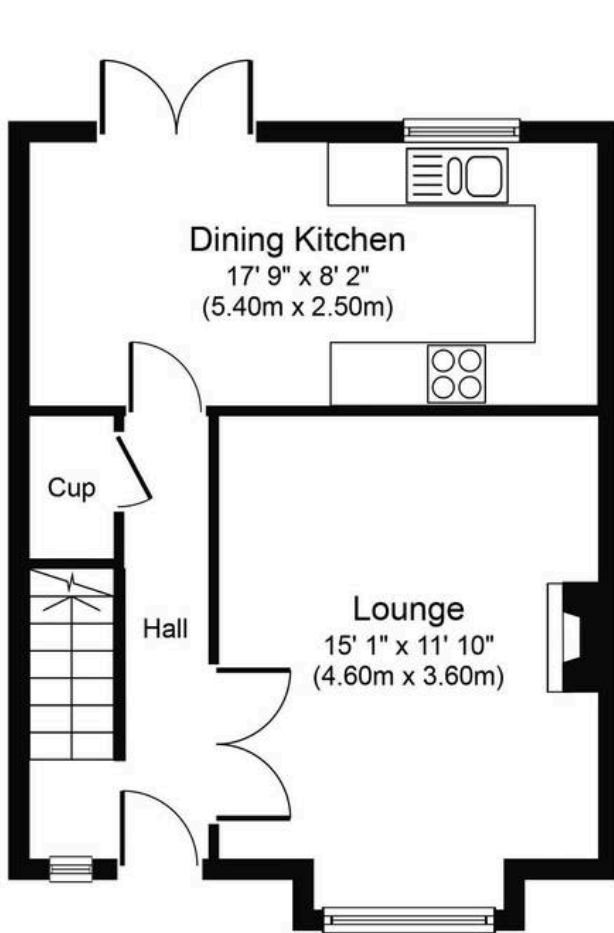
HOME  TRUTHS

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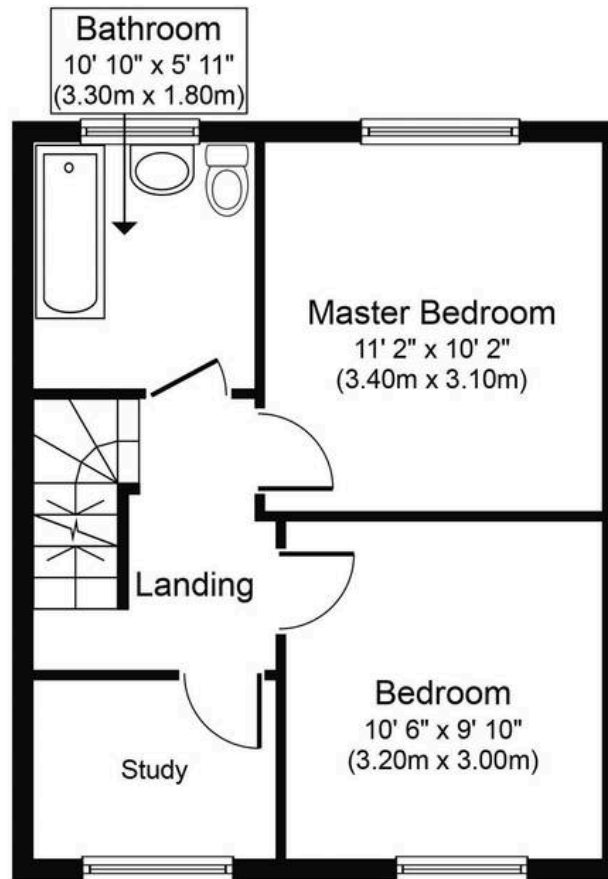
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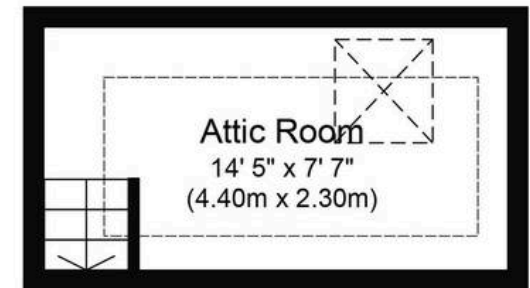




Ground Floor
Approximate Floor Area
391 sq. ft.
(36.3 sq. m.)



First Floor
Approximate Floor Area
380 sq. ft.
(35.3 sq. m.)



Second Floor
Approximate Floor Area
108 sq. ft.
(10.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.