



John Street

Coppull, Lancashire, PR7 5AA

OFFERS IN EXCESS OF £115,000



Well proportioned end of terrace property with two double bedrooms and detached garage to side. This property is an ideal first time buy or investment property where you can expect at least a 5% yield. Situated in the heart of Coppull, close to all local amenities including shops, and with excellent access to the motorway this property is ideally located. Available with no upward chain. Briefly comprising entrance vestibule leading to the spacious lounge. To the rear the equally spacious dining kitchen has a range of wall and base units with contrasting work surfaces and breakfast bar and space power and plumbing for appliances including the two year old combi boiler. Externally there is an enclosed courtyard with access to the detached garage. To the first floor the landing has built in storage and loft access and leads to the generously proportioned main bedroom and a second good sized double. The bathroom is tiled with a modern three piece suite in white comprising low level wc, wash hand basin and panelled bath with shower over. Fully double glazed and gas central heated throughout. Do give us a call to arrange a viewing and make it yours. Freehold, EPC D Council Tax Band A.



- End terrace
- Detached garage
- Excellent first time buy or investment

- Close to village amenities
- Two double bedrooms
- No upward chain

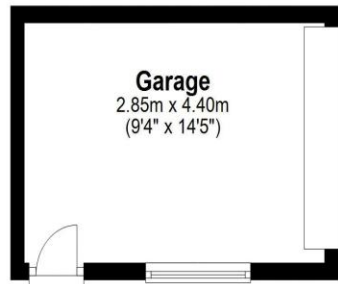
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HOME TRUTHS
SALES AND LETTING AGENT

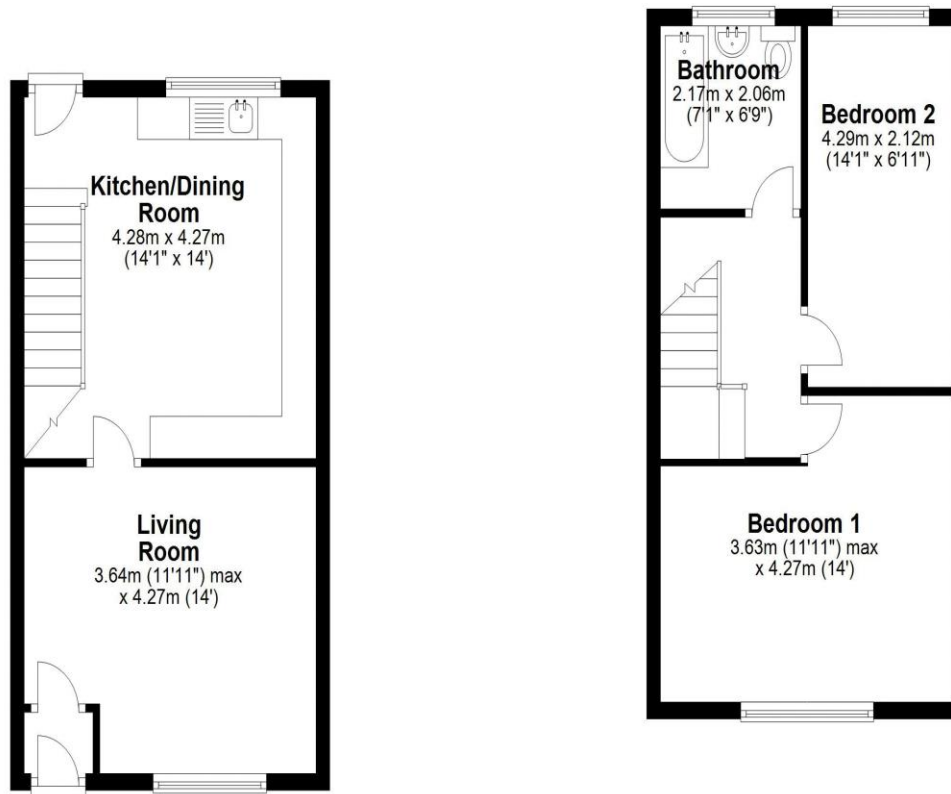
Ground Floor

Approx. 46.8 sq. metres (503.6 sq. feet)



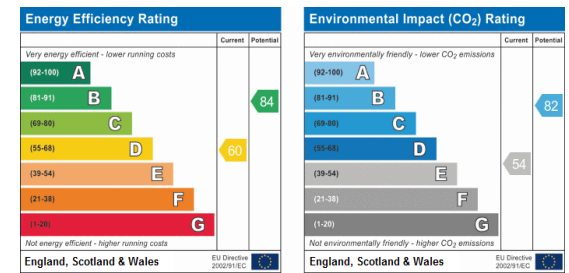
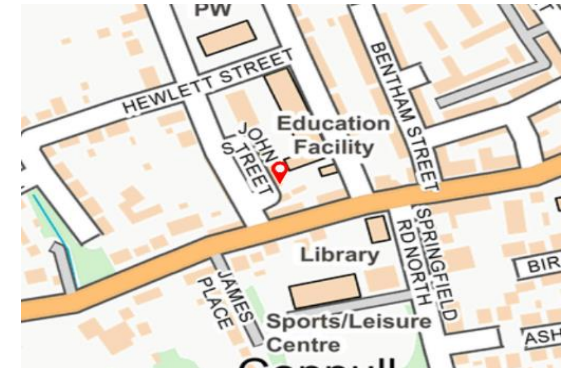
First Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



Total area: approx. 81.1 sq. metres (872.5 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.



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