



Birchwood Drive

Coppull, PR7 4NU

PRICE OFFERS IN EXCESS OF £175,000



Beautifully presented, two bedroom semi detached property in a quiet residential area within easy reach of village centre amenities, primary transport routes, countryside walks and in the catchment area for excellent schools. Available with no upward chain. To the front the delightful garden is gravelled with decorative rockeries, flowers and flowering shrubs making this a lovely welcome as you pull onto the driveway leading to the detached garage. Step into the spacious lounge with beautiful hearth, and, to the rear of the property the light and bright dining kitchen comprises a range of wall and base units with ceramic hob, Neff hide and slide oven, Rok composite granite sink, and space, power and plumbing for other appliances. There is plenty of room for dining furniture overlooking the garden through French windows. The elegant bathroom comprises tiled flooring and elevations, wash hand basin, wc and bath with screen and shower attachment. Step outside onto the block paviour terrace in the south west facing garden which leads to a secluded seating area with mature plum tree and flagpole cherry tree. The garage has an up and over door and offers plenty of storage. Back inside the landing has built in storage with two double bedrooms, the larger of which makes you feel as if you are drifting off to sleep and of course waking up on a beautiful beach – how lovely and serene. Double glazed with gas central heating and offering comfortable living throughout this is a wonderful place to call home. Do get in touch to arrange a viewing and make it yours. EPC C, Council Tax B, Freehold.



- Beautiful semi detached property
- Two bedrooms
- Gardens front and rear

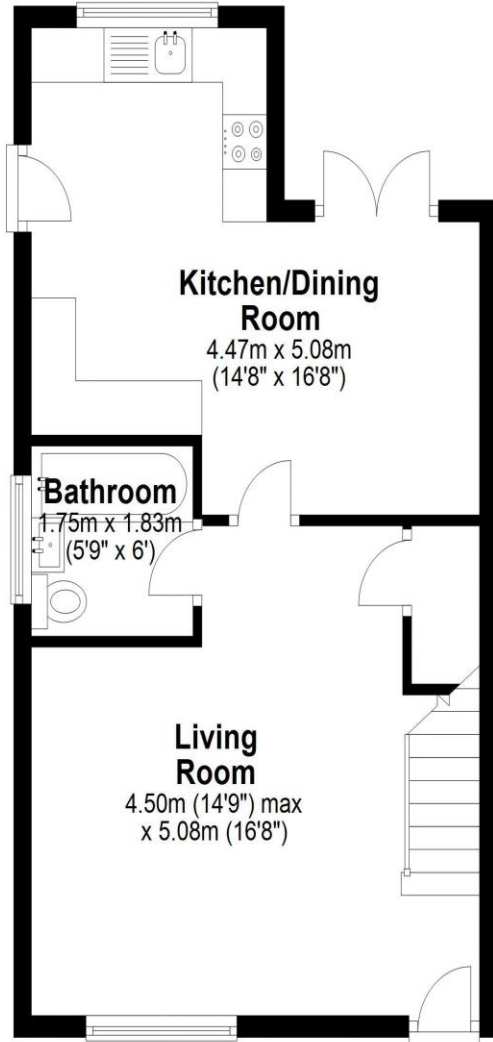
- Garage and parking
- Video tour
- No upward chain

www.hometruthslancs.co.uk

Email: office@hometruthslancs.co.uk

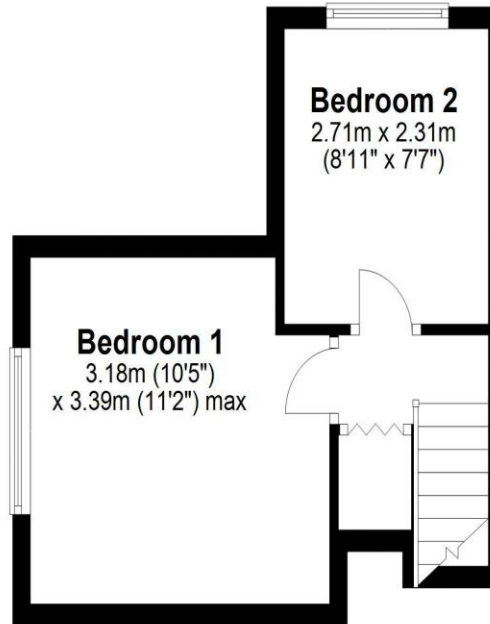
Ground Floor

Approx. 41.7 sq. metres (449.4 sq. feet)



First Floor

Approx. 20.4 sq. metres (219.6 sq. feet)



Total area: approx. 62.1 sq. metres (668.9 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Address:
Birchwood Drive



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Coppull

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