

HOME  TRUTHS



Chapel Way, Coppull

PR7 4QN



Fabulous detached property on a quiet cul de sac with three double bedrooms and offering over 1200 square feet of stylish accommodation. This lovely family home is available with no upward chain. To the front, the block paviour driveway and hard standing can accommodate up to four vehicles and leads to the garage and main entrance. Step into the welcoming hallway with luxury vinyl tiling, cloakroom comprising wash hand basin and wc, and courtesy door to the garage, with power and light. Opposite is reception two which could be a formal dining room or snug/playroom, whilst to the rear is the spacious living room with French windows and floor to ceiling glass alcove for plenty of natural light. The kitchen comprises a range of wall and base units with integrated appliances including gas hob, double electric oven and grill, refrigerator and freezer. Step outside into the private, south east facing rear garden with good sized lawn area and upper and lower terrace and seating area so that you can catch the sun at all times of the day. Back inside, to the first floor, bedroom one is a lovely double with en suite comprising Aqualisa shower in cubicle, wc with concealed cistern and floating wash hand basin. Bedrooms two and three are also doubles with the latter having built in storage. Completing the accommodation is the family bathroom comprising bath, wc, floating wash hand basin and laundry cupboard with space, power and plumbing for both a washing machine and tumble drier. This property has plenty to offer both inside and out including income generating solar panels.

Fabulous detached property on a quiet cul de sac with three double bedrooms and offering over 1200 square feet of stylish accommodation. This lovely family home is available with no upward chain. Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- Spacious detached property
- Three double bedrooms
- Over 1200 square feet
- Cul de sac location
- Virtual tour
- No upward chain

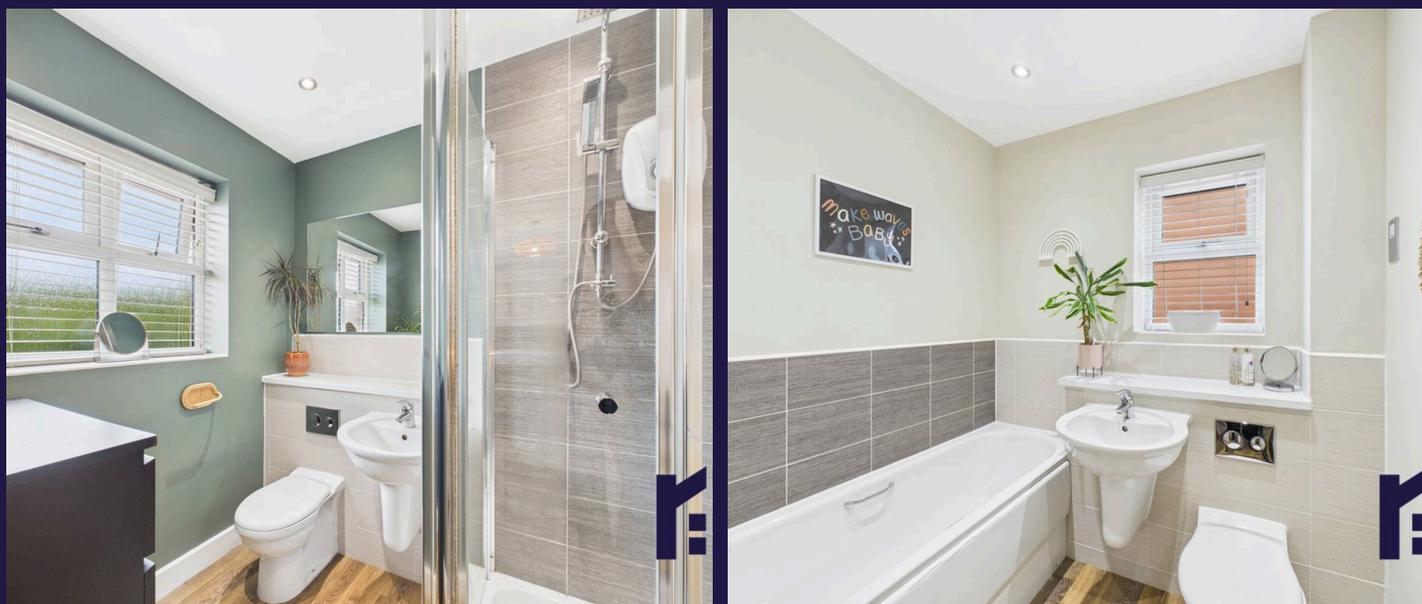


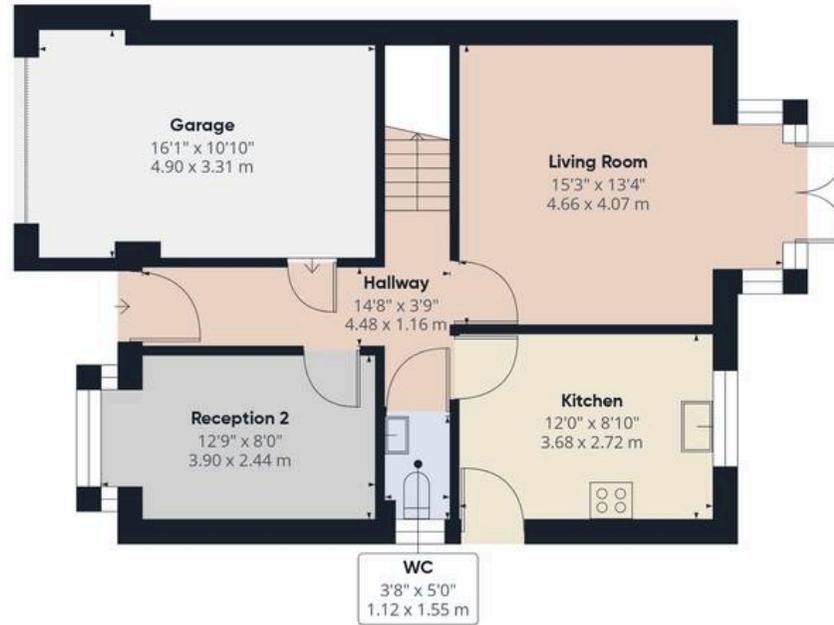
## HOME TRUTHS

Eccleston Branch  
265 The Green, Eccleston, PR7 5TF  
01257 451673

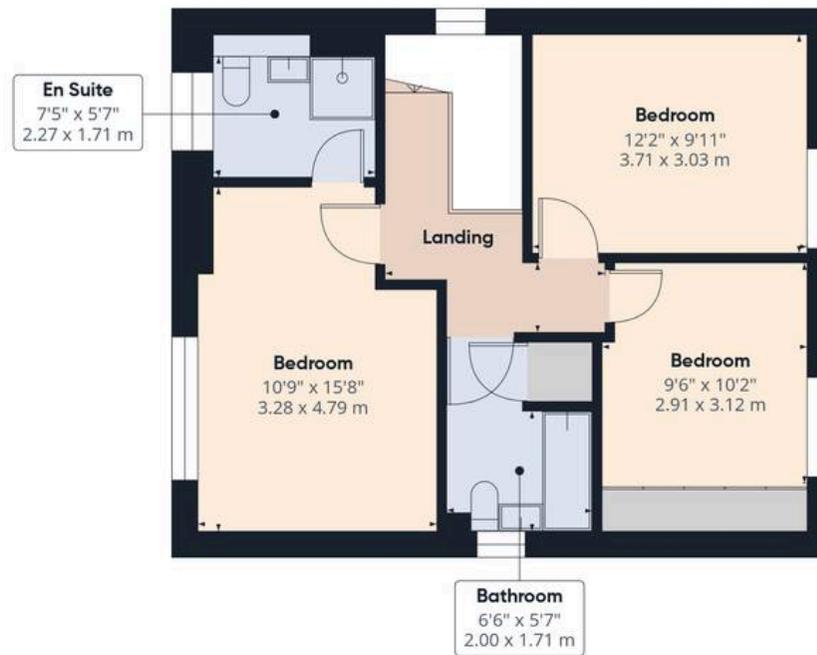
Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)





Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1227 ft<sup>2</sup>

113.9 m<sup>2</sup>

(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.

GIRAFFE360