

HOME  TRUTHS



Ash Road, Coppull

PR7 5BQ





This welcoming home offers plenty of space both inside and out, with a long driveway providing parking for multiple cars, a generous garage and a smart garden. With a brand-new multi-fuel stove, flexible living space, and three well-proportioned bedrooms, it's a home that's easy to settle straight into.

The driveway comfortably accommodates two cars and continues up the length of the property, offering additional parking if needed. You step inside through a porch with handy storage, before entering the hallway which houses the boiler and provides access to the living room and stairs to the first floor.

The dining kitchen is a really versatile space, giving you the option to dine here or use the living room as a dining area instead. It's fitted with an integrated oven and gas hob, with plumbing for a washing machine, space for a dryer, and room for a fridge freezer. There's also plenty of cupboard space for everyday storage.

The living room is long, bright, and roomy, featuring a full run of fitted storage and a brand-new multi-fuel stove that creates a cosy focal point. Patio doors open out onto the rear garden, which is landscaped and finished with a mix of flagging and garden areas. A raised seating area at the rear makes a great spot to relax or entertain.



Upstairs, the landing is spacious and provides access to the loft. The main bedroom is a good-sized double with fitted wardrobes, while the second bedroom is another generous double, also with built-in wardrobes. The third bedroom is a single, ideal as a child's room, home office, or dressing room. The family bathroom includes a bath, WC, and wash hand basin.

The property also benefits from a large garage with power, accessed via an up-and-over door or a separate side door. For added peace of mind, the home is sold with a fully fitted CCTV system.

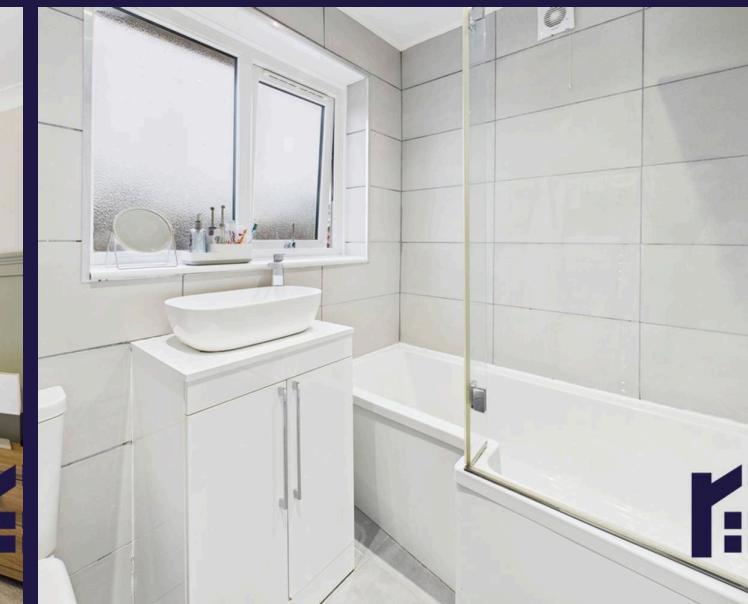
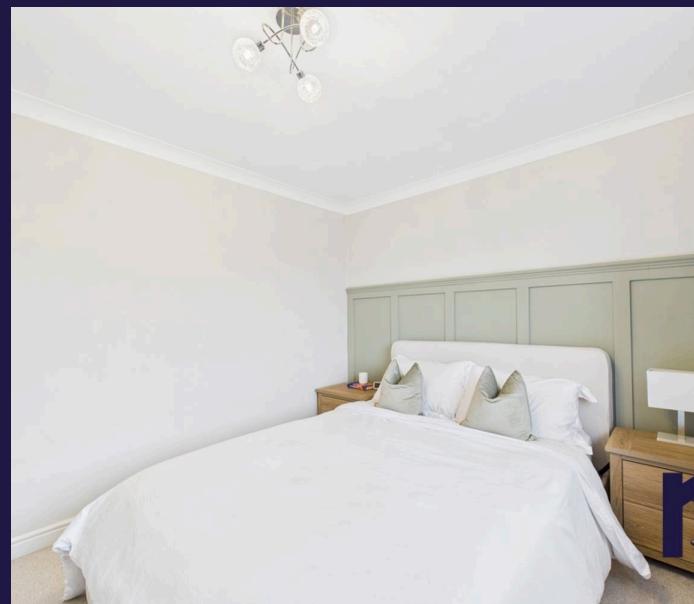
Council tax B, EPC D, Freehold.



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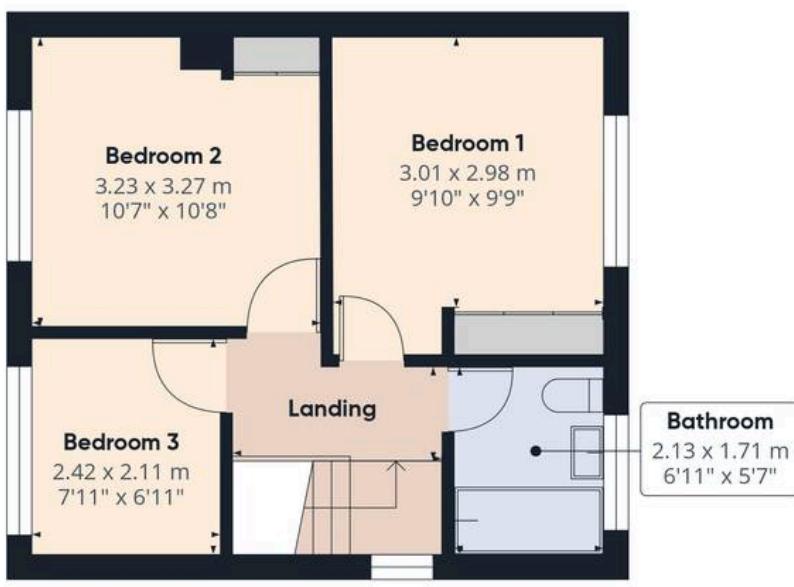
Floor 1 Building 1

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

107.8 m<sup>2</sup>  
1161 ft<sup>2</sup>

Reduced headroom

0.8 m<sup>2</sup>  
8 ft<sup>2</sup>



Floor 2 Building 1



Floor 1 Building 2

(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.