



Springfield Road, Coppull

PR7 5EJ





Positioned in the heart of Coppull village, this beautifully presented home offers versatile and well-proportioned accommodation, ideal for modern family living. With a two-car driveway, landscaped front garden, and a thoughtfully arranged interior including multiple reception spaces and a ground floor bedroom with en suite, this property combines practicality with comfort throughout. Step into a spacious porch leading through to the welcoming hallway, offering ample space for coats and boots. To the rear sits the impressive dining kitchen, fitted with a range of wall and base units, including a double Neff oven and microwave, electric Neff hob, integrated fridge freezer, dishwasher, and washing machine, all complemented by underfloor heating and access to the garden. The living room features a charming gas fire and bay window to the front, flowing seamlessly into a dedicated dining area. Beyond this is a versatile room currently used as a bedroom, complete with a stylish en suite wet room finished in neutral tones. Completing the ground floor is a bright sun room with sliding doors opening onto the east-facing garden, designed for low maintenance with flagged patio and a raised seating area. There is also access to the garage, which benefits from power and lighting. Upstairs, the spacious landing leads to three well-proportioned bedrooms and also provides access to the loft. The principal bedroom is a generous double with fitted wardrobes, drawers, and a dressing area. A second double bedroom also benefits from fitted storage, while the third bedroom offers flexibility as a single or small double. The accommodation is served by a modern family bathroom, featuring a P-shaped bath with overhead shower and fitted cabinetry housing the sink and WC.



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Beautifully presented
- Versatile accommodation downstairs
- Low maintenance garden
- Neff appliances
- Virtual tour



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Floor 1 Building 1



Floor 1 Building 2

Floor 2 Building 1

Approximate total area⁽¹⁾

111.9 m²

1204 ft²

Reduced headroom

1 m²

10 ft²

(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.