

Poplar Drive, Coppull

PR7 4LS

In Excess of £245,000







Delightful three bedroom detached property on a quiet cul de sac in a popular residential location within easy reach of village and town centre amenities, countryside walks, excellent schools and primary transport routes. The driveway can accommodate up to three vehicles and leads past the lawn with mature planting to the garage and main entrance. Step into the vestibule and from there into the welcoming lounge with dining area to the rear. The kitchen comprises a range of wall and base units with electric oven and grill, gas hob and space, power and plumbing for appliances. Completing the ground floor is the cloakroom with wc and wash hand basin. Externally the fabulous south west facing rear garden is designed for maximum enjoyment with lazy lawn, stone terrace bordered by gravel beds and, in case it is raining, a canopy so you can relax and entertain whatever the weather. The garage benefits from power and light and houses the Ideal combi boiler. Back inside, carpeted stairs lead to the first floor landing with bedroom one to the rear having built in storage and en suite comprising wash hand basin on vanity, wc and mixer shower in cubicle. Bedrooms two and three are to the front with the latter currently being used as a dressing room. Beautifully presented both inside and out, this property is ready to move in to, so do give us a call to arrange a viewing and make it yours.



Delightful three bedroom detached property on a quiet cul de sac in a popular residential location within easy reach of village and town centre amenities, countryside walks, excellent schools and primary transport routes.

Council Tax band: C

Tenure: Leasehold

- Beautiful detached property
- Over 1,000 square feet
- Three bedrooms
- Delightful low maintenance garden
- Close to amenities
- Countryside walks just a stones throw away



Eccleston Branch

265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

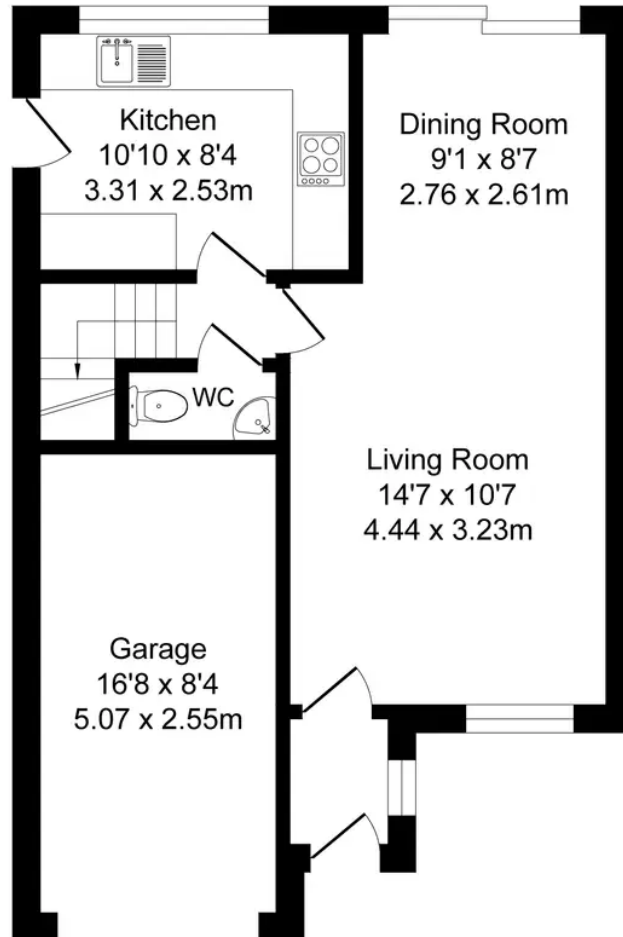
[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)



# Poplar Drive

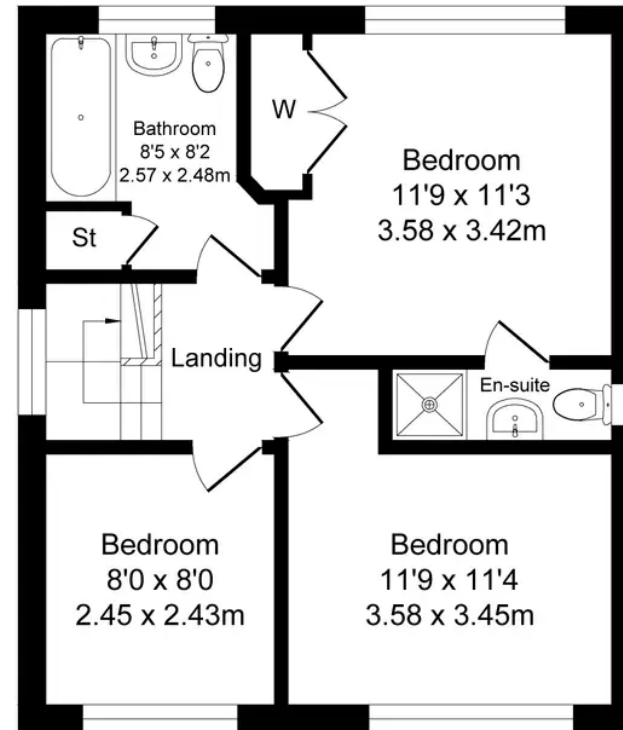
Total Approx. Floor Area 1020 Sq.ft. (94.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor  
Area 550 Sq.Ft  
(51.1 Sq.M.)



First Floor

Approx. Floor  
Area 470 Sq.Ft  
(43.7 Sq.M.)