



Vicarage Crescent

Coppull, PR7 4QG



Delightful three bedroom property on a quiet cul de sac in a sought after residential location with plenty of off road parking, west facing rear garden and close to village amenities, excellent schools and primary transport routes. This lovely property is not overlooked either to the front or the rear with a lovely open green space to the front bordering Chapel Lane. The block paviour driveway easily accommodates two vehicles, and a separate path leads to the main entrance. Step into the hallway and from there into the spacious lounge. To the rear the good sized dining kitchen comprises a range of wall and base units with integrated appliances including gas hob with extractor over, electric oven and grill, refrigerator and freezer and space, power and plumbing for other appliances. There is plenty of room for dining furniture and a cleverly designed utility area with space, power and plumbing for appliances and cloakroom comprising wash hand basin and wc. Patio doors open to the private rear garden which is mainly laid to lawn with patio and seating areas to enjoy the afternoon and evening sun. Back inside, wide carpeted stairs lead to the first floor landing with the airing cupboard housing the combi boiler. Bedroom one is to the front with en suite comprising electric shower in cubicle, floating wash hand basin and wc, with bedroom two being a second double to the rear. Bedroom three is a comfortable single which makes an excellent home office, and the family bathroom comprises bath, wc and floating wash hand basin. If you think that this property could be for you then do give us a call to arrange a viewing and make it yours. Alarmed with approximately five years of NHBC warranty left, Council tax B, EPC B, Leasehold £199 per annum.

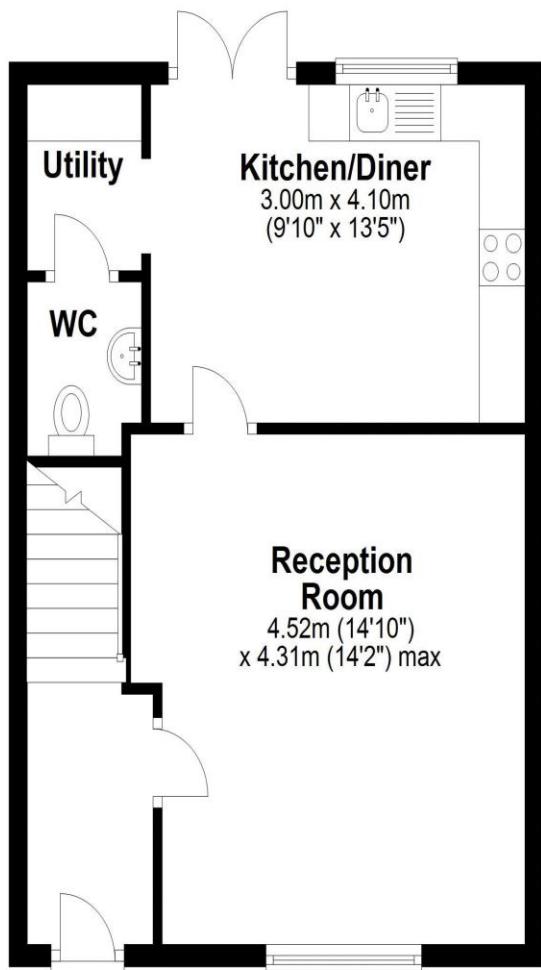


- Delightful semi detached property
- Three bedrooms
- Plenty of parking

- Cul de sac location
- Media tour
- West facing garden

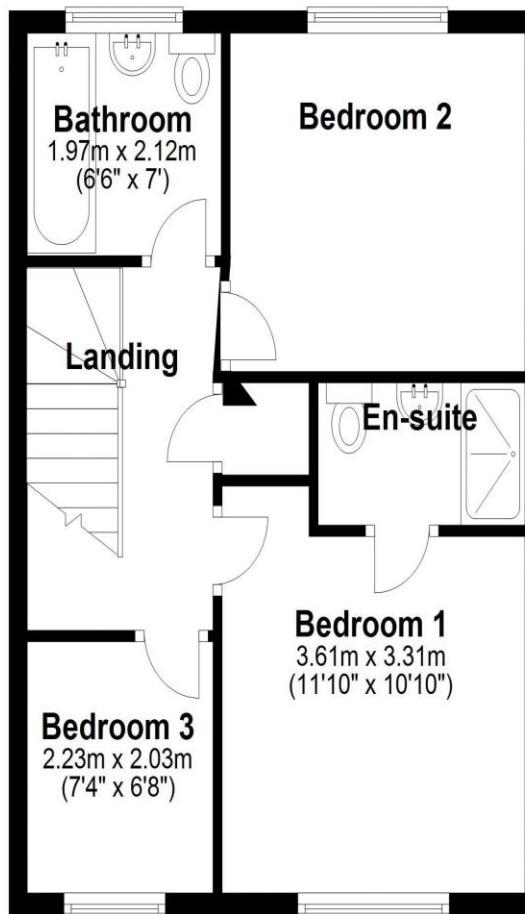
## Ground Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



## First Floor

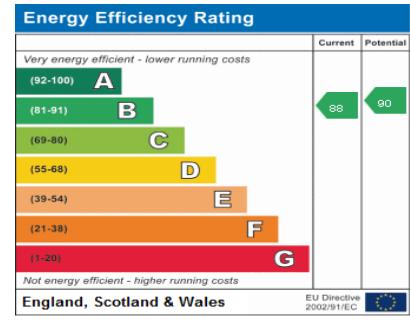
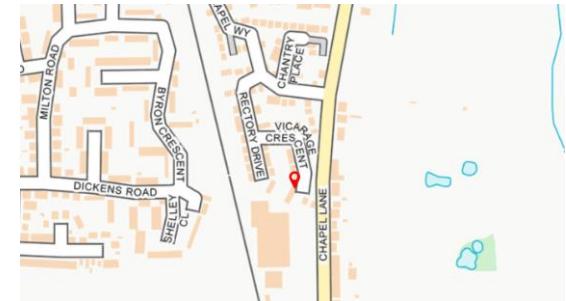
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**Total area: approx. 83.0 sq. metres (893.7 sq. feet)**

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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