

HOME  TRUTHS

Claytongate, Coppull

PR7 4PS





Occupying a generous corner plot with a south-west facing garden, detached garage and double driveway, this spacious and versatile property offers fantastic potential for its next owner. The flexible accommodation provides up to five bedrooms, generous living spaces and an excellent opportunity to renovate and create a home entirely to your own taste.

Step into the entrance porch, providing a useful space for coats, shoes and everyday storage, before continuing into the main hallway. Immediately to the left is a convenient ground floor WC, while to the right is a versatile room which could be used as an additional reception room, home office or ground floor bedroom.

The main reception room is a generous living space featuring a bay window overlooking the garden and a traditional coal fire creating a central focal point.

Continuing through the hallway is the ground floor bathroom, fitted with a bath with overhead shower and wash hand basin. A further ground floor bedroom benefits from patio doors opening directly onto the courtyard, along with access to useful understairs storage.

Completing the ground floor accommodation is the dining kitchen, with plenty of space for a dining table alongside the kitchen area. There is currently a freestanding electric oven together with space and plumbing for a washing machine or dishwasher.

To the first floor, a spacious landing provides access to the left. There are two good sized



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Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Large corner plot
- Up to five bedrooms
- Two bathrooms and separate toilet
- South west facing garden
- Detached garage

HOME  TRUTHS

Eccleston Branch

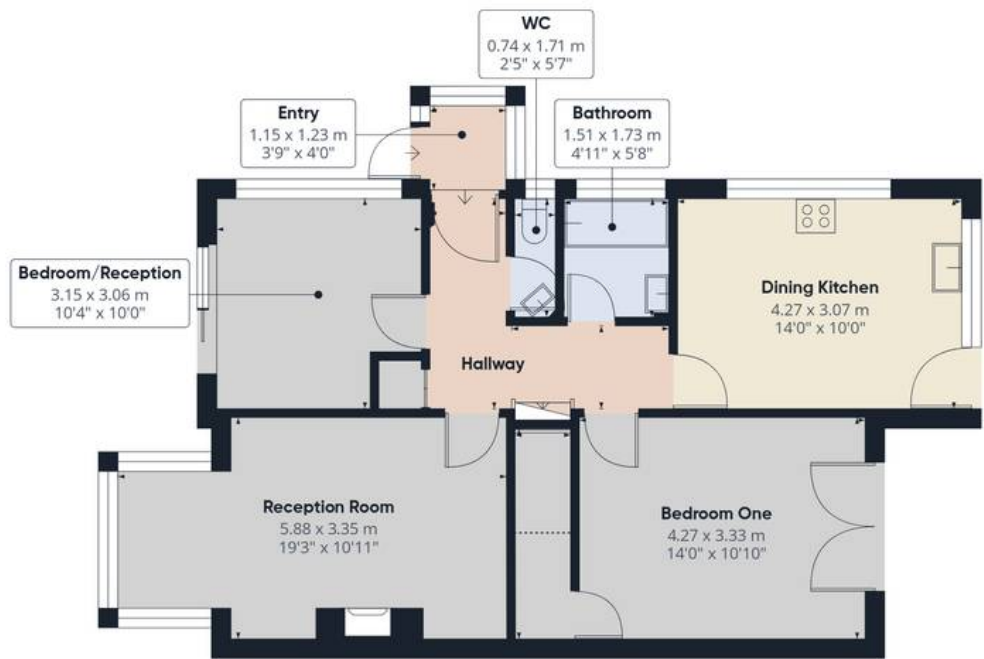
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Coppull Branch

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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

134.5 m²
1447 ft²

Reduced headroom

1.2 m²
13 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.