Home Truths
SALES AND LETTING AGENT

Canberra Road, Leyland

PR25 3ET

In Excess of **£225,000**

Delightful and spacious three bedroom semi detached property in a popular residential area with easy access to town centre amenities, primary transport routes and local schools. Available with no upward chain. The driveway can accommodate several vehicles and leads to the garage and main entrance. Step into the vestibule and from there to the welcoming hallway. The living room is comfortable and bright with gas fire in hearth. To the rear, the heart of the house comprises dining area with patio doors overlooking the garden and kitchen with a range of wall and base units, integrated hob, oven and grill and space, power and plumbing for other appliances. A courtesy door leads to the garage which runs the full depth of the property. Externally the garden is mainly laid to lawn with mature planting and several seating areas making it the perfect place to relax and entertain. Back inside, stairs lead to the first floor landing with two double bedrooms, a comfortable single and family bathroom comprising bath with shower over, wc and wash hand basin. This property is ready to move in to and is an excellent family home. Do give us a call to arrange a viewing and make it yours.

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Council Tax band: C

Tenure: Freehold

- Three bedrooms
- Spacious dining kitchen
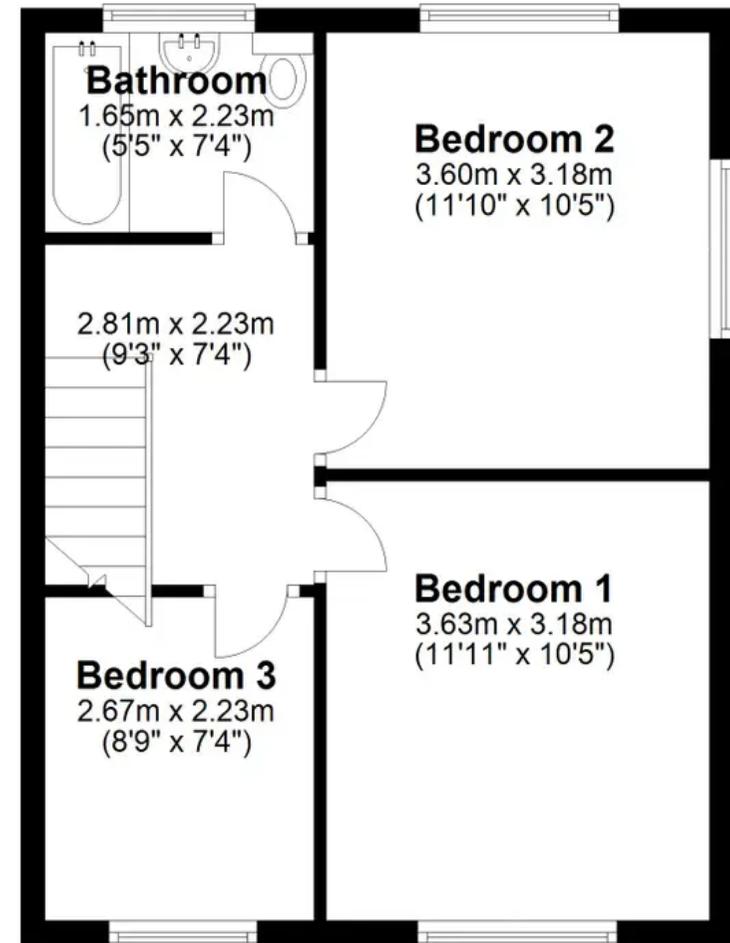- Garage and parking
- Lovely living room
- Large rear garden
- No upward chain

Ground Floor

Approx. 65.4 sq. metres (704.1 sq. feet)
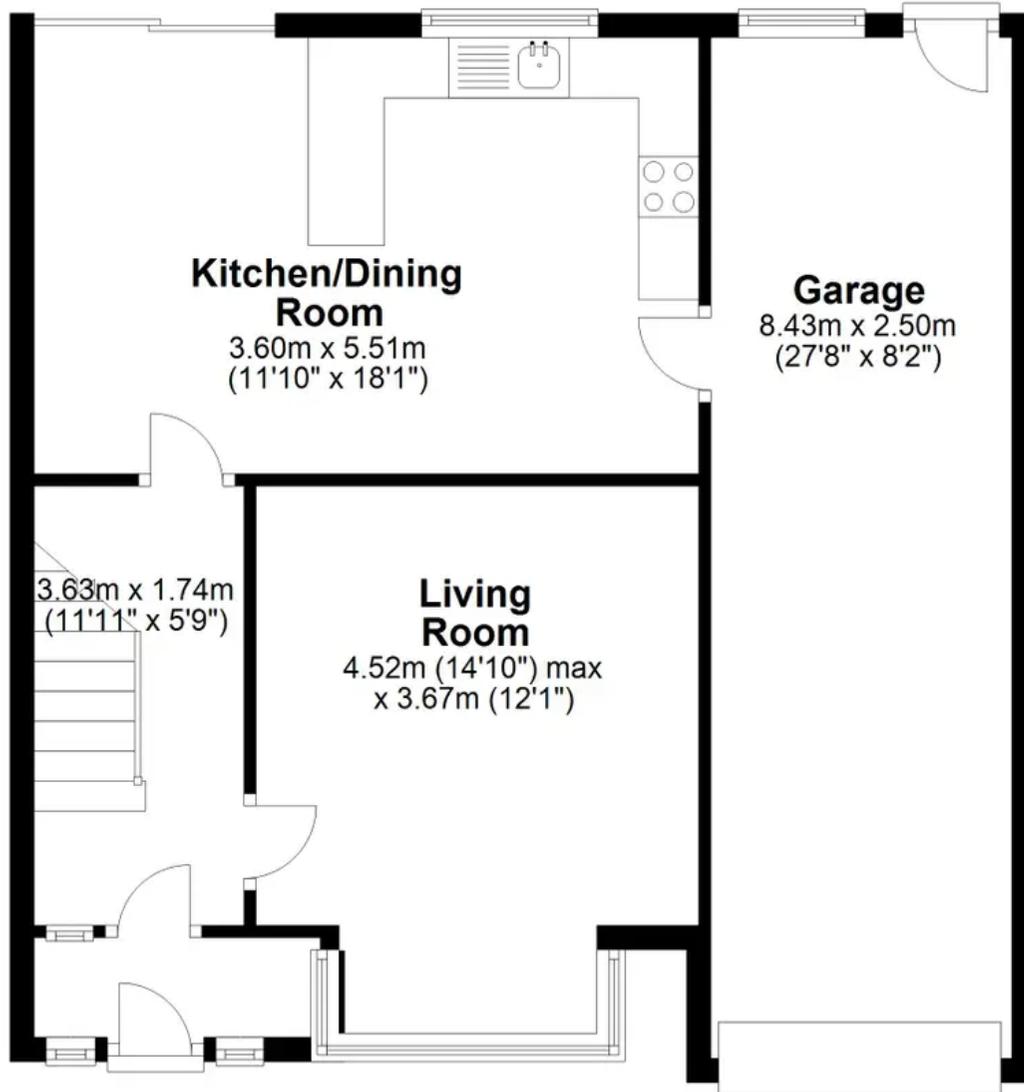
First Floor

Approx. 40.5 sq. metres (435.4 sq. feet)

Kitchen/Dining Room
3.60m x 5.51m
(11'10" x 18'1")

Garage
8.43m x 2.50m
(27'8" x 8'2")

3.63m x 1.74m
(11'11" x 5'9")

Living Room
4.52m (14'10") max
x 3.67m (12'1")

Bathroom
1.65m x 2.23m
(5'5" x 7'4")

Bedroom 2
3.60m x 3.18m
(11'10" x 10'5")

2.81m x 2.23m
(9'3" x 7'4")

Bedroom 3
2.67m x 2.23m
(8'9" x 7'4")

Bedroom 1
3.63m x 3.18m
(11'11" x 10'5")

Total area: approx. 105.9 sq. metres (1139.5 sq. feet)

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