



Western Drive, Leyland

PR25 1YB



£195,000



Semi detached true bungalow in a quiet and popular residential location close to town centre amenities, primary transport routes and with lovely walks out in Weston Park and the Leyland Loops. Originally a two bedroom property, this bungalow has been altered to make the best use of space and deliver comfortable living. Available with no upward chain. The driveway can accommodate several vehicles and leads up to the main entrance. Step into the vestibule and from there to the entrance hallway with storage. The cool and serene lounge is to the front with the double bedroom towards the rear of the property and benefits from fitted wardrobes. The kitchen comprises a range of wall and base units with integrated double electric oven and grill, gas hob and space, power and plumbing for other appliances. Leading off is the sun room with space for both dining and comfortable furniture where you can overlook the garden in comfort. The spacious bathroom comprises bath with screen and electric shower over, wc, wash hand basin and opens to a large linen cupboard with space, power and plumbing for appliances. Externally the large garage also makes an excellent workshop and there is a separate potting shed which is incredibly useful to stock up this striking west facing garden. Divided into different rooms with sun terrace by the house and mature planting in raised beds with a secret terrace just by the River Lostock where you can watch the ducks swim past. With over 950 square feet of accommodation this is a lovely place to call home so do get in touch to arrange a viewing and make it yours.

Semi detached true bungalow in a popular residential location close to town centre amenities and with lovely walks out in Weston Park and the Leyland Loops. Originally two bedrooms, this bungalow has been altered to make the best use of space and deliver comfortable living. No upward chain.

Council Tax band: B

Tenure: Freehold

- True bungalow
- Delightful low maintenance gardens
- Sun room
- Garage and parking
- Popular residential location
- No upward chain



HOME TRUTHS
SALES AND LETTING AGENT

Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

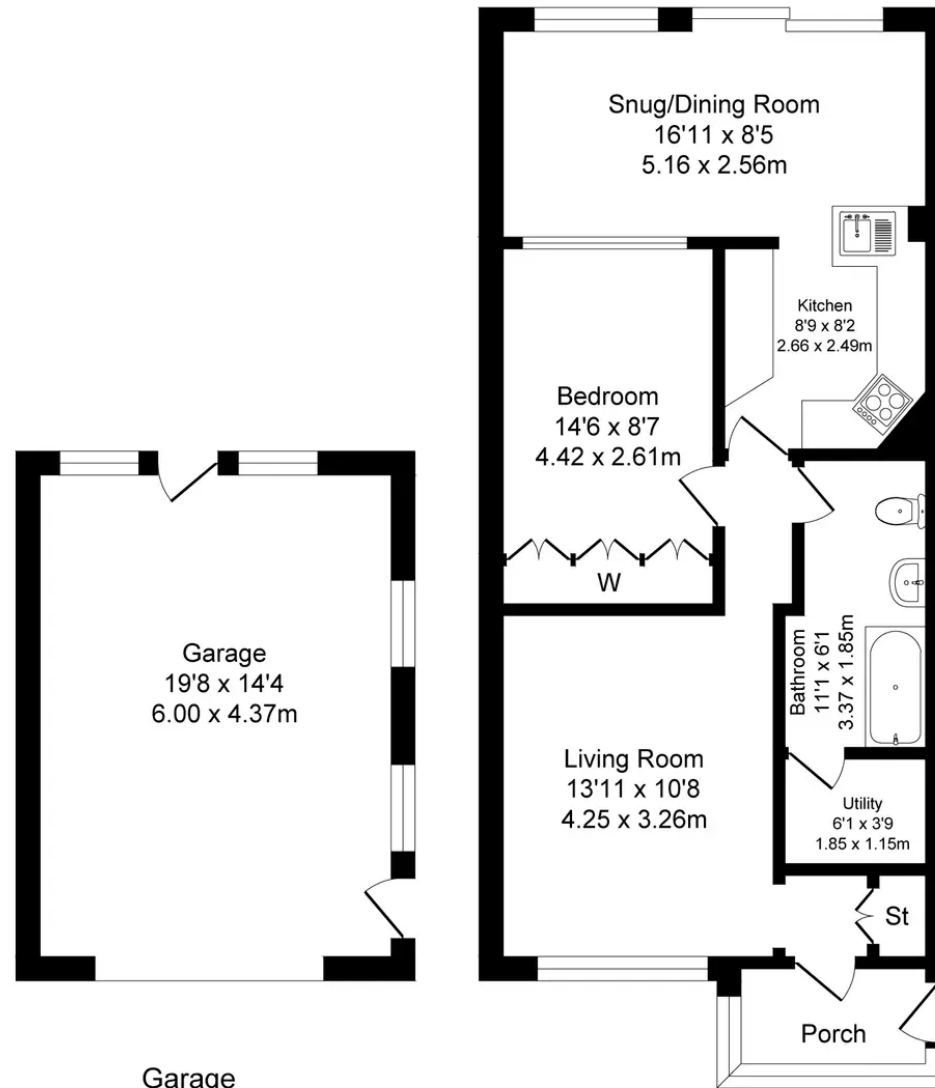
www.hometruthslancs.co.uk
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Western Drive

Total Approx. Floor Area 968 Sq.ft. (89.9 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.



Garage

Approx. Floor
Area 282 Sq.Ft
(26.2 Sq.M.)

Porch

Approx. Floor
Area 686 Sq.Ft
(63.7 Sq.M.)