



Mardale Crescent, Leyland

PR25 3BT



£350,000



Delightful, extended and modern true bungalow with three bedrooms and lovely garden on a quiet cul de sac within easy reach of town centre amenities, primary transport routes and the beautiful Worden Park. To the front, the driveway is bordered by a stylish expanse of quartz gravel leading to the main entrance. Step into the hallway with tiled flooring and from there to the living room with panelled walls, gas stove and bay window. To the rear, the stunning heart of the house has plenty of space for dining and comfortable furniture, wall mounted speakers and kitchen comprising a range of wall and base units topped with quartz work surfaces and etched drainer and breakfast bar and integrated appliances including induction hob, electric oven and grill, refrigerator and freezer. Sliding patio doors open to the rear garden and a separate utility room provides additional storage and space, power and plumbing for appliances. Step outside into the west facing garden with two terraces to catch the sun at different times of the day, lawn, raised beds and planters and wildlife area. There are three double bedrooms, the largest of which overlooks the garden and benefits from an en suite comprising rainfall shower in cubicle, tiled flooring and elevations, wash hand basin and wc. The other bedrooms are to the front of the property one of which is currently enjoying life as a home office. The elegant family bathroom comprises a very social double ended bath with shower attachment, tiled flooring and elevations, wc and wash hand basin.



Extended, modern true bungalow with three bedrooms on a quiet cul de sac within easy reach of town centre amenities and beautiful Worden Park. With nearly 1,000 square feet of versatile accommodation this will appeal to those who want their living on one level and those looking for a family home.

Council Tax band: C

Tenure: Freehold

- True bungalow
- Almost 1,000 square feet of accommodation
- Stylish and modern
- Three bedrooms
- Lovely west facing garden
- Bathroom and en suite



**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

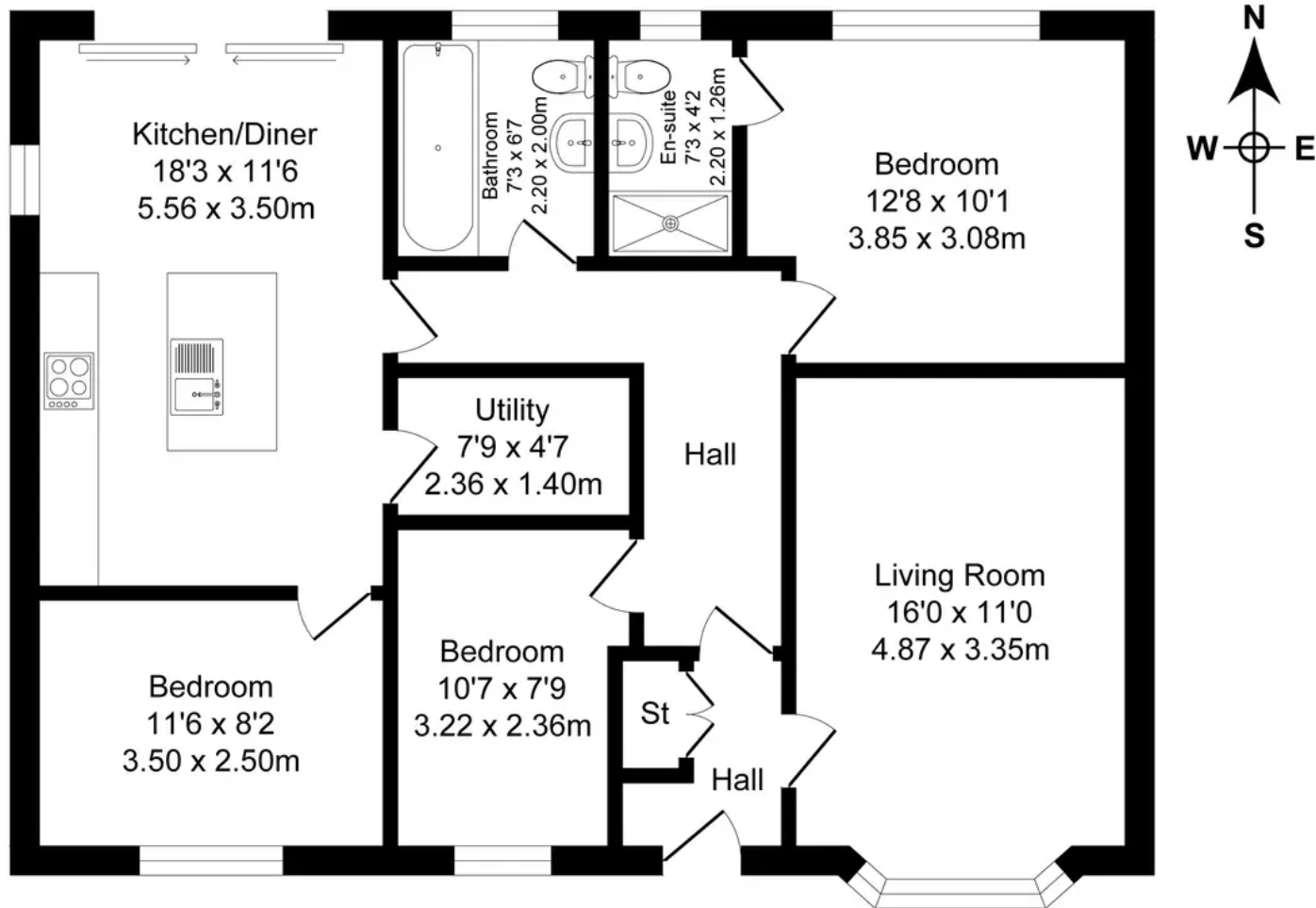
[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)



# Mardale Crescent

Total Approx. Floor Area 984 Sq.ft. (91.4 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.



Approx. Floor  
Area 984 Sq.Ft  
(91.4 Sq.M.)