




Old School Close, Leyland

PR26 7SS



£385,000



On a corner plot in a quiet cul de sac location this detached four bedroom property offers over 1500 square feet of accommodation. Within easy reach of primary transport routes, town centre amenities and excellent schools this family home has plenty to offer both inside and out. To the front the driveway can accommodate two vehicles and leads to the garage and main entrance. Step into the entrance hallway with under stair storage and cloakroom comprising wash hand basin, wc and ladder heated towel rail. The lounge/diner runs the full depth of the property with gas fire in hearth, bay window to the front and patio doors overlooking the garden. The breakfast kitchen comprises a range of wall and base units with integrated appliances including double electric oven and grill, gas hob and dishwasher. Leading off is the snug which makes an excellent games or chill out room. Externally the property has an extensive west facing garden with crushed slate utility area housing a shed and raised beds sheltered enough to grow tomatoes in the ground. A picket gate opens to the lawn bordered by mature planting including heavily cropping apple trees pond with water feature and sun terrace on which to relax and entertain. Back inside, stairs lead to the first floor landing with bedroom one benefiting from en suite comprising tiled elevations and flooring, wc, ladder heated towel rail, wash hand basin in vanity and mixer shower in cubicle. There are two further double bedrooms and a comfortable single with the family bathroom comprising p shaped bath with screen and mixer shower over, tiled elevations and flooring, wash hand basin, wc and ladder heated towel rail.



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Council Tax band: E

Tenure: Freehold

- Spacious detached property
- Four bedrooms
- Cul de sac location
- West facing garden
- Close to amenities
- Over 1500 square feet of accommodation



Eccleston Branch

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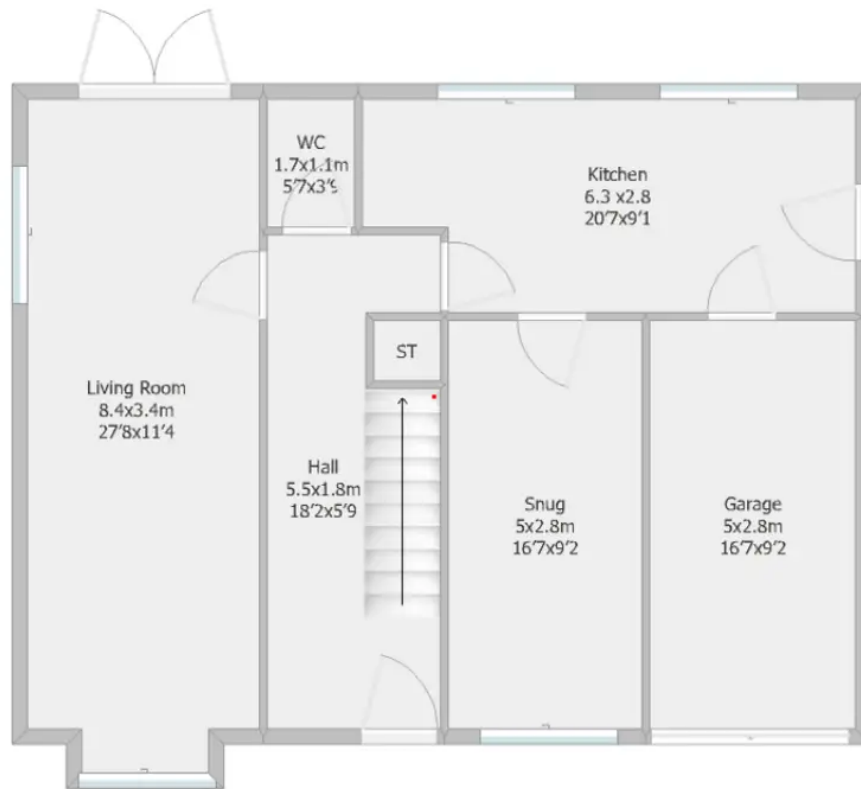
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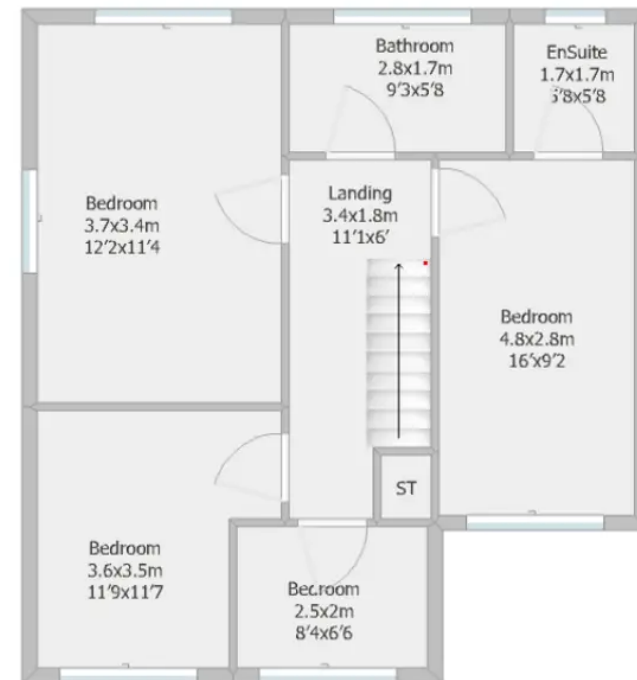


17 Old School Close, Leyland.

Ground Floor
87.8 sq m (approx)
945.1 sq ft (approx)



First Floor
53.3 sq m (approx)
573 sq ft (approx)



Floor plan not to scale and is for illustrative purposes only. Plan drawn with RoomSketch.