



Broadfield Drive, Leyland

PR25 1GJ



£160,000



Delightful two bedroom semi detached property in a popular residential area close to town centre amenities and primary transport routes. Available with no upward chain this would make an excellent first time buy or investment property where you could expect a return of around 5%. To the front, the driveway can accommodate two vehicles and leads to the main entrance. Step into the vestibule and from there to the hallway. The bay fronted lounge is lovely and cosy and leads to the dining kitchen comprising a range of wall and base units with integrated electric oven and hob. To the rear the conservatory overlooks the garden and leading off is the cloakroom with wash hand basin on vanity unit, wc and plenty of storage space. Step out into the south west facing garden which is mainly laid to lawn with sun terrace and storage shed. Back inside, stairs lead to the first floor landing with bedroom one also benefiting from the additional room the bay window provides, and bedroom two being a comfortable single. The spacious family bathroom comprises fully tiled elevations and flooring, bath with screen and mixer shower over, wc, wash hand basin, ladder heated towel rail and airing cupboard housing the Potterton combi boiler.

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Council Tax band: B

Tenure: Freehold

- Semi detached property
- Two bedrooms
- South west facing garden
- Off road parking
- Close to town centre
- No upward chain



HOME TRUTHS
SALES AND LETTING AGENT

Ecclestone Branch

265 The Green, Ecclestone, PR7 5TF
01257 451673

Coppull Branch

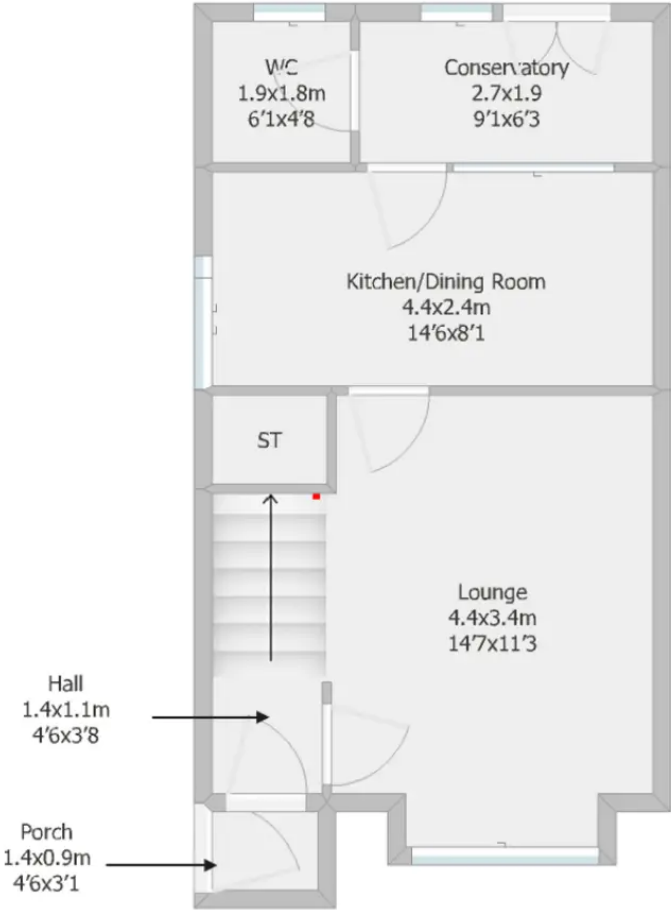
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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Broadfield Drive

Ground Floor
37.6 sq m (approx)
404.7 sq f (approx)



First Floor
28.7 sq m (approx)
308.9 sq f (approx)



Drawing not to scale and is for illustrative purposes only.
Drawn using RoomSketcher.