

Hornby Croft, Leyland

PR26 7UT

£305,000





Fabulous extended four bedroom detached property on a quiet cul de sac in a popular residential area, close to primary transport routes, sought after schools and town centre amenities. With over 1400 square feet on offer, this is a first class family home. To the front the driveway can accommodate several vehicles including a caravan or motorhome and leads to the garage and main entrance. Step into the vestibule and from there to the entrance hallway. The living room has gas fire in hearth with luxury vinyl tile flooring that runs through the ground floor. Double sliding doors open to the dining room with built in bar and storage and patio doors to the garden. The breakfast kitchen is newly fitted and comprises LVT flooring in a beautiful herringbone pattern, a range of wall and base units with composite resin top and etched drainer, integrated appliances including combination oven, electric oven and grill, large induction hob, refrigerator, freezer and space, power and plumbing for other appliances including the Glow Worm combi boiler. Completing the ground floor is the garage with lighting, power and radiator, and a cloakroom. Step outside into the private rear garden with private terrace, lawn, shed and raised decking and raised beds with mature planting. Back inside, stairs lead to the first floor landing. Bedroom one has wardrobes and en suite with wash hand basin, wc and shower unit with rainfall, body jet and sauna functions. There are two further double bedrooms and a comfortable single. The elegant bathroom comprises L shaped bath with screen and rainfall mixer shower over, fully tiled elevations and flooring, wash hand basin in vanity, wc and ladder heated towel rail.

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Council Tax band: C

Tenure: Freehold

- Extended detached property
- Cul de sac location
- Four bedrooms
- En suite to master
- New kitchen and bathroom
- Over 1400 square feet of accommodation



Eccleston Branch

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Coppull Branch

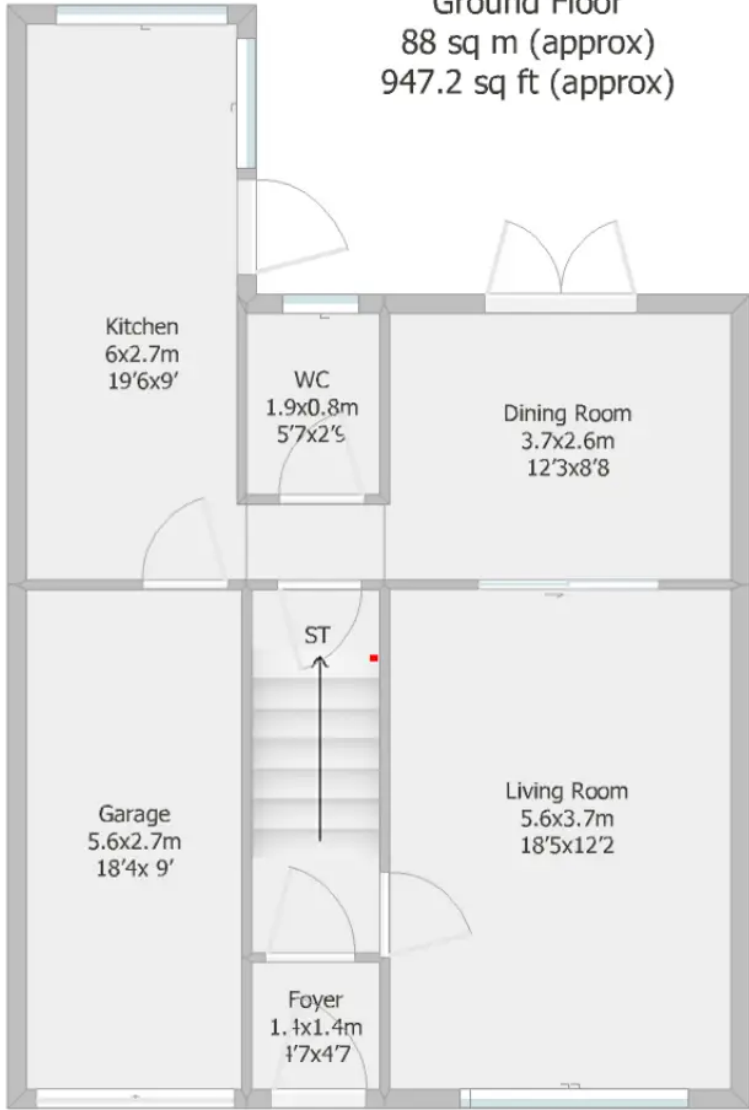
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Hornby Croft

Ground Floor
88 sq m (approx)
947.2 sq ft (approx)



First Floor
46.9 sq m (approx)
504.8 sq f (approx)

