

Hoghton Road, Leyland

Leyland

In Excess of **£200,000**





Two bedroom semi detached true bungalow in a popular residential area close to town centre amenities, schools and walks along the Leyland Loop. With modern kitchen and bathroom this property is available with no upward chain and ready to move into. To the front the driveway leads past the terraced garden with mature and herbaceous planting to the main entrance. Step into the hallway and from there to the spacious lounge with gas fire. To the rear, the breakfast kitchen comprises a range of wall and base units with gas hob, electric oven and grill, Worcester combi boiler and space, power and plumbing for other appliances. There are two double bedrooms with the larger to the rear and the lovely bathroom comprises electric shower in cubicle, wc & wash hand basin in wall unit with storage, fully tiled elevations and flooring and ladder heated towel rail. The property also benefits from a substantial loft space which could easily be used to offer additional accommodation if required or simply plenty of storage. Step outside into the south east facing garden which is mainly laid to lawn and is screened by hedging to the rear.



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Council Tax band: B

Tenure: Freehold

- True bungalow
- Modern kitchen and bathroom
- Two bedrooms
- Popular residential area
- Close to amenities
- No upward chain



HOME TRUTHS
SALES AND LETTING AGENT

Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

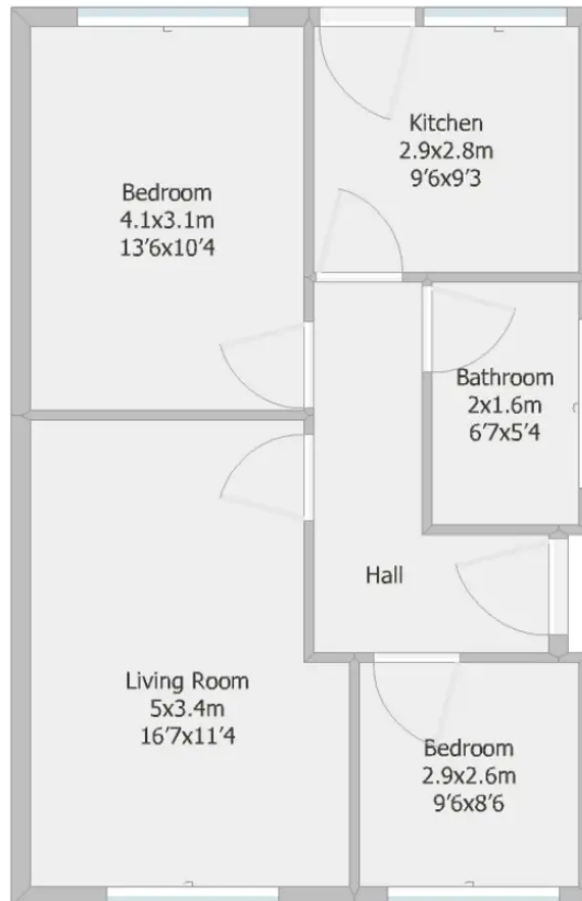
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Hoghton Rd

Ground Floor
50.4 sq m (approx)
542.5 sq f (approx)



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