

Orchard Court, Leyland

PR25 1AZ

In Excess of £225,000



One of only eleven properties on this quiet and secluded cul de sac with three double bedrooms and over 1,000 square feet of accommodation. Within easy reach of town centre amenities, schools and primary transport routes this lovely family home is available with no upward chain.

To the front the tarmacadam driveway can accommodate three vehicles and leads past the garden to the garage and the main entrance. Step into the hallway with understair storage and cloakroom comprising floating wash hand basin and wc.

The living room has plenty of natural light from windows to two elevations including patio doors which open to the garden. The dining kitchen comprises a range of wall and base units with granite work surfaces, gas hob, electric oven and grill and space, power and plumbing for other appliances. The ground floor benefits from underfloor heating.

Externally, the private and low maintenance rear garden is both flagged and gravelled with privacy provided by mature planting making this a lovely place in which to relax and entertain. A side utility area gives courtesy access to the garage which has power and light.

Back inside, stairs lead to the first floor landing with bedroom one being a spacious double benefiting from en suite comprising mixer shower in cubicle, floating wash hand basin and wc. There are two further double bedrooms, and the family bathroom comprises bath with



One of only eleven properties on this quiet and secluded cul de sac with three double bedrooms and over 1,000 square feet of accommodation. Within easy reach of town centre amenities, schools and primary transport routes this lovely family home is available with no upward chain.

Council Tax band: B

Tenure: Freehold

- Modern end mews property
- Three double bedrooms
- Cul de sac location
- Garage and parking
- Underfloor heating
- No upward chain



**Eccleston Branch**

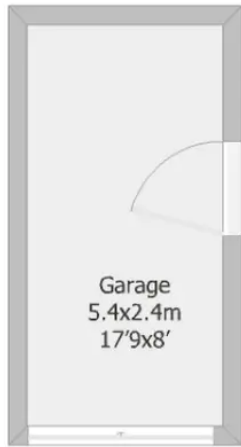
265 The Green, Eccleston, PR7 5TF  
01257 451673

**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)





Ground Floor  
54.2 sq m (approx)  
583.4 sq f (approx)

First Floor  
43.1 sq m (approx)  
463.9 sq f (approx)



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