

Hedgerows Road, Leyland

PR26 7JQ



£265,000



Lovely three bedroom detached property on a corner plot in a popular residential area, close to excellent schools, town centre amenities and primary transport routes. To the front the driveway can accommodate two vehicles and secure parking leads to the detached garage with power and light, and to the main entrance. Step into the hallway with cloakroom off comprising wc and wash hand basin. The spacious living room has gas fire in stone hearth and an archway leads to the delightful family room with space for comfortable furniture and kitchen comprising a range of wall and base units with integrated appliances including induction hob, electric oven and grill, slimline dishwasher, refrigerator, microwave and space, power and plumbing for other appliances including the Worcester combi boiler. Completing the ground floor, the sun room is an excellent space in which to dine and has patio doors opening to the garden. And what a delightful garden it is. Beautiful and private with a number of seating areas, mature shrubs all complimented by a lawn and crushed slate. Back inside, to the first floor bedroom one benefits from built in storage and en suite comprising wash hand basin, wc and mixer shower in cubicle. Bedroom two overlooks the garden and bedroom three is a comfortable single which would also make an excellent home office. The family bathroom comprises bath with wc and wash hand basin. With over 900 square feet on offer this is a wonderful family home.



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Tenure: Leasehold

- Delightful detached property
- Three bedrooms
- Corner plot
- Garage and secure parking
- Conservatory
- c 950 square feet



HOME TRUTHS
SALES AND LETTING AGENT

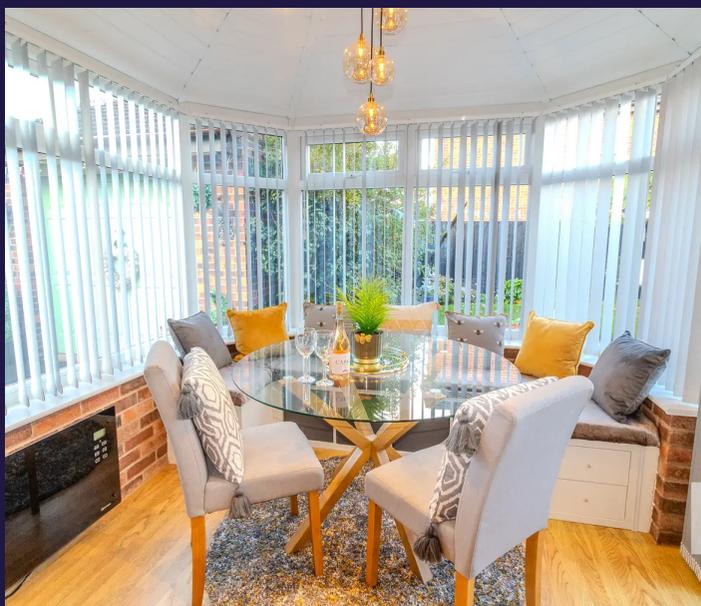
Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

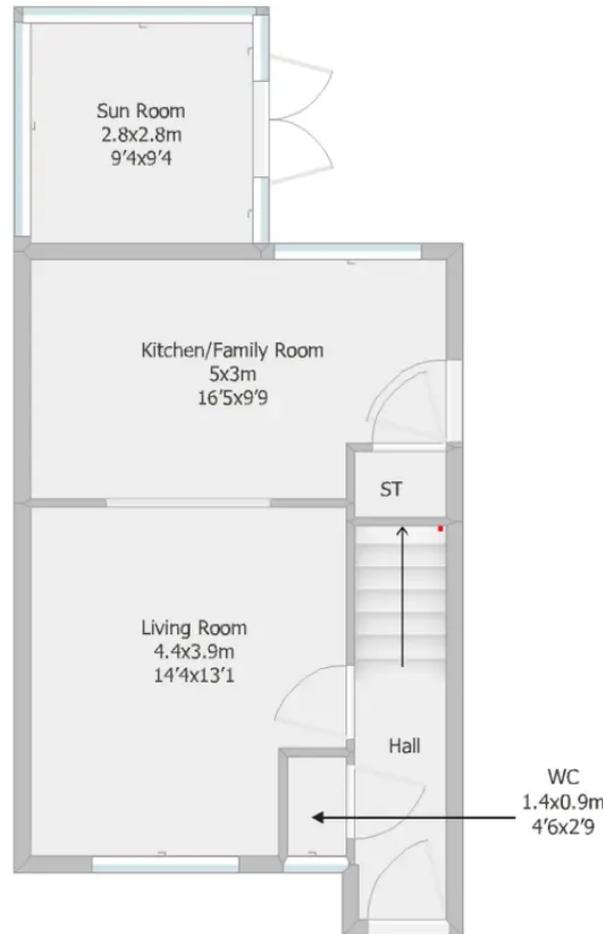
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Ground Floor
57.5 sq m (approx)
618.9 sq ft (approx)



First Floor
31.4 sq m (approx)
338 sq ft (approx)



Floor plan NOT to scale and is for illustrative purposes only.
Plan drawn by RoomSketch.