

Parkgate Drive, Leyland

PR25 1BU

  
£385,000





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Spacious and beautifully presented, Worden Edge is a four bedroom detached family home with the delightful Worden Park just at the end of this quiet cul de sac. With over 1300 square feet of stylish accommodation on offer and within easy reach of town centre amenities, primary transport routes and local schools.

To the front the gravelled driveway offers ample parking and leads to the main entrance. Step into the welcoming hallway with Italian marble tiles which flow into the snug and the boot/utility room with space, power and plumbing for appliances including the Worcester boiler.

The living room benefits from plenty of natural light from windows to two elevations including patio doors overlooking the garden, and has gas fire in travertine hearth. The wonderful family room has plenty of space for dining and comfortable furniture and the recently fitted kitchen comprises a range of wall and base units with quartz work surfaces and etched drainer, induction hob, double electric oven and grill, multi oven, dishwasher, refrigerator and freezer. The vaulted ceiling gives a feeling of space and light in the heart of the house and there is even a walk in pantry.

Completing the ground floor, the cloakroom comprises wc and floating wash hand basin.

Externally the garden is lovely and private making it the perfect place to relax and entertain on either the upper or lower terrace, and the garden is laid to lawn bordered by mature planting and storage provided by two sheds.





Back inside, carpeted stairs lead to the landing with ladder access to the loft. There are three double bedrooms and a comfortable single and the family bathroom comprises fully tiled elevations, bath, electric shower in cubicle, wc, wash hand basin in vanity and ladder heated towel rail.

All in all this is the perfect place to call home, so do give us a call to arrange a viewing and make it yours. Council tax D, EPC C, Freehold.

Council Tax band: D

Tenure: Freehold

- Spacious detached property
- Four bedrooms
- Beautiful family kitchen
- Cul de sac location
- Worden Park on the doorstep
- Over 1300 square feet of accommodation



HOME  TRUTHS

Eccleston Branch

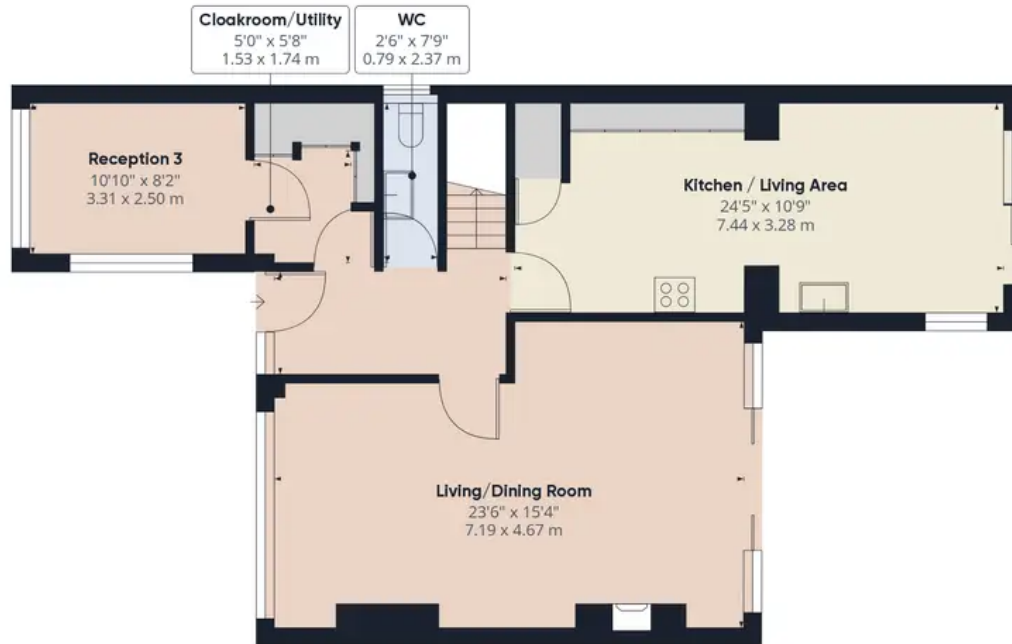
265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch

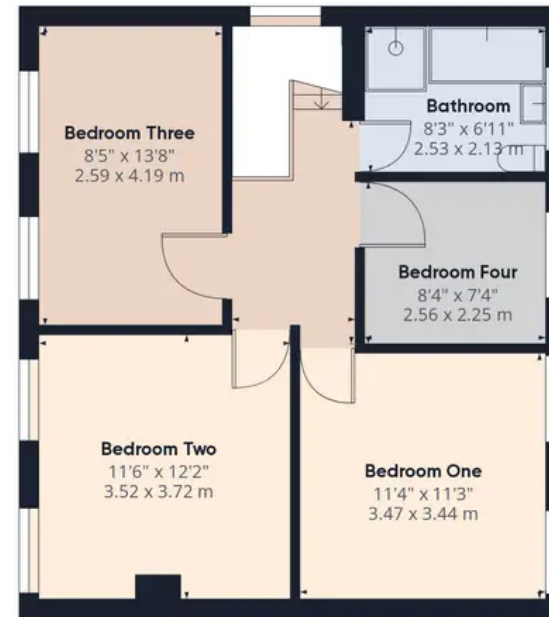
244 Spendmore Lane, Coppull, PR7 5DE  
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Floor 1



Floor 2

Approximate total area<sup>0</sup>

1402.16 ft<sup>2</sup>

130.26 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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