



Hedgerows Road, Leyland

PR26 7JR

£285,000





Beautifully presented and ready to move into, this four bedroom executive property on a quiet cul de sac backs on to woodland and benefits from being close to primary transport routes, town centre amenities and excellent schools. The driveway can accommodate two vehicles and leads past the lawn to the main entrance. Step into the entrance hallway and from there to the bay fronted living room with large archway opening to the dining room. Leading off is the conservatory with patio doors opening to the garden. The spacious breakfast kitchen comprises a range of wall and base units with gas hob, double electric oven and grill and space, power and plumbing for dishwasher and American style refrigerator and freezer. Completing the ground floor is a separate utility room housing the boiler and with space, power and plumbing for additional appliances and leads to a good sized storage area. The cloakroom comprises wc and wash hand basin. Externally, the low maintenance rear garden faces south and is the perfect place to relax and entertain in privacy and comfort overlooking trees. Back inside, carpeted stairs lead to the first floor landing with access to all rooms. Bedroom one is to the front and benefits from en suite comprising mixer shower in cubicle, wash hand basin in vanity and wc. Bedrooms two and three are additional doubles with bedroom four a comfortable single. The family bathroom comprises fully tiled elevations, bath, wc, wash hand basin and airing cupboard. Double glazed with a number of new windows and external doors, with almost 1200 square feet of accommodation, alarmed and ready to move into, this is a wonderful place to call home.

Beautifully presented and ready to move into, this four bedroom executive property on a quiet cul de sac backs on to woodland and benefits from being close to primary transport routes, town centre amenities and excellent schools.

Council Tax band: D

Tenure: Freehold

- Delightful detached property
- Four bedrooms
- South facing garden
- Conservatory
- Almost 1200 square feet of accommodation
- Countryside walks on the doorstep



**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)



# Hedgerows



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