



Leadale Road, Leyland

PR25 1QP

£185,000







Spacious three bedroom semi detached property on a quite cul de sac within easy reach of town centre amenities, excellent schools and primary transport routes. With over 1200 square feet of accommodation available this is a great family or first home. To the front, the driveway can accommodate two vehicles and leads to the garage and main entrance. Step into the vestibule and from there to the entrance hallway with the snug/home office leading off. To the rear, the large reception room has gas fire in hearth and opens to the conservatory overlooking the garden. The modern kitchen comprises a range of wall and base units with integrated appliances including double electric oven and grill, five burner gas hob, dishwasher and space, power and plumbing for appliances. Completing the ground floor is the cloakroom with wc and the garage housing the Ideal Logic combi boiler and having a potting shed to the rear. Externally, the substantial rear garden faces west, with two patio areas, raised decking and mature planting including a wonderful mature eucalyptus tree to the rear. Back inside, stairs lead to the first floor landing. Bedrooms one and two are good sized doubles to the rear, with bedroom three a comfortable single. There is a separate wc and the bathroom comprises tiled flooring and elevations, wash hand basin in vanity unit and p shaped bath with screen and mixer shower over. This family home would make an excellent first time buy or investment property where you could expect a return of c 6%.



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Council Tax band: B

Tenure: Freehold

- Spacious semi detached property
- Three bedrooms
- Two reception rooms & conservatory
- Modern kitchen and bathroom
- Large rear garden
- Cul de sac location



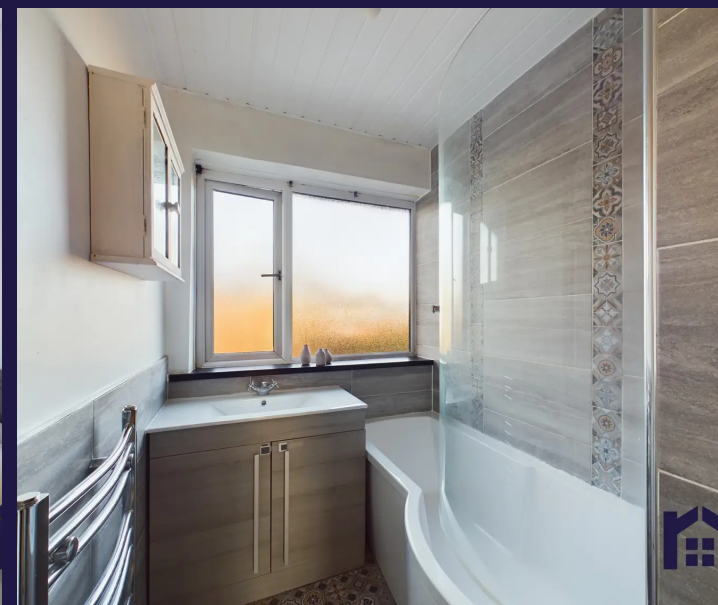
**Eccleston Branch**

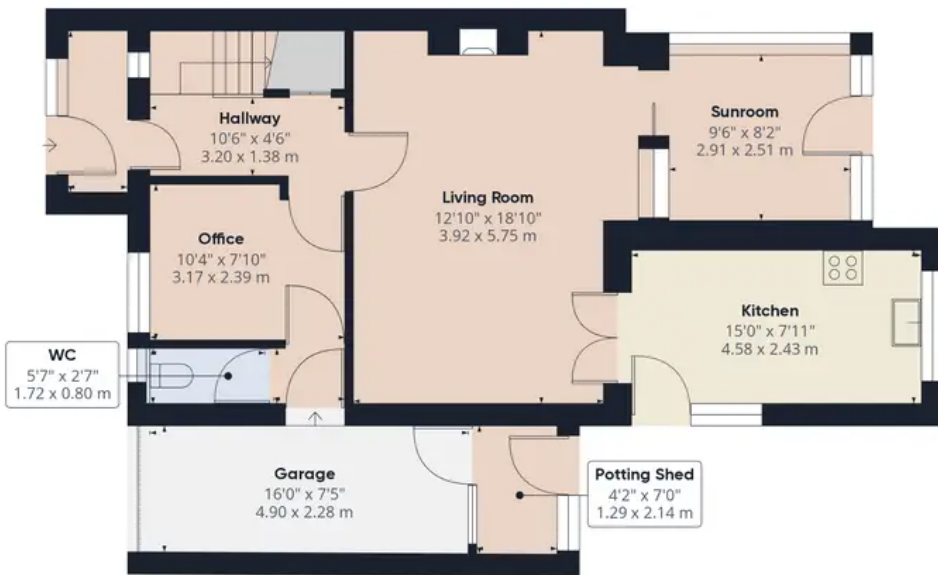
265 The Green, Eccleston, PR7 5TF  
01257 451673

**Coppull Branch**

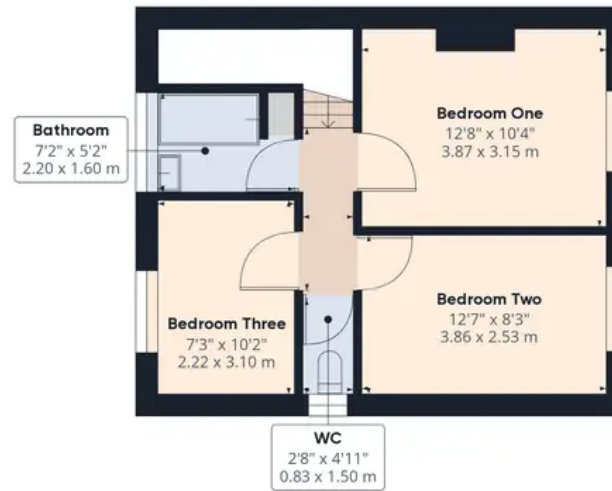
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Floor 1



Floor 2

Approximate total area<sup>0)</sup>  
1238.8 ft<sup>2</sup>  
115.09 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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