



Hoghton Road, Leyland

PR25 1XU

  
£275,000



Fabulous and versatile family home on a substantial corner plot in a popular residential location offering over 1100 square feet of stylish accommodation and within easy reach of schools, town centre amenities, countryside walks and primary transport routes. Stroll up the driveway to the main entrance and step into the vestibule and from there to the entrance hallway with elegant panelling which is a feature of the property. The large reception room is to one side and to the other is the sumptuous bedroom one with dressing room and en suite comprising fully tiled elevations and flooring, bath with rainfall shower over, wc, wash hand basin on vanity and period style heated towel rail. To the rear of the property is the heart of the house with plenty of space for dining and comfortable furniture and kitchen comprising a range of wall and base units, integrated appliances including dishwasher, washing machine, five burner gas hob, double electric oven and grill, Ideal Logic combi boiler and space and power for an American style refrigerator. Externally, the private garden is mainly laid to lawn bordered by mature planting and hedging and is a wonderful place in which to entertain or relax and watch the children at play. Back inside, to the first floor are two double bedrooms with eaves storage and bathroom comprising bath with faucet and shower head stand, wc, wash hand basin on vanity and period style towel rail.



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Council Tax band: C

Tenure: Freehold

- Versatile and elegant family home
- Three double bedrooms
- Over 1100 square feet of accommodation
- Large corner plot
- Beautifully presented
- Close to town centre amenities



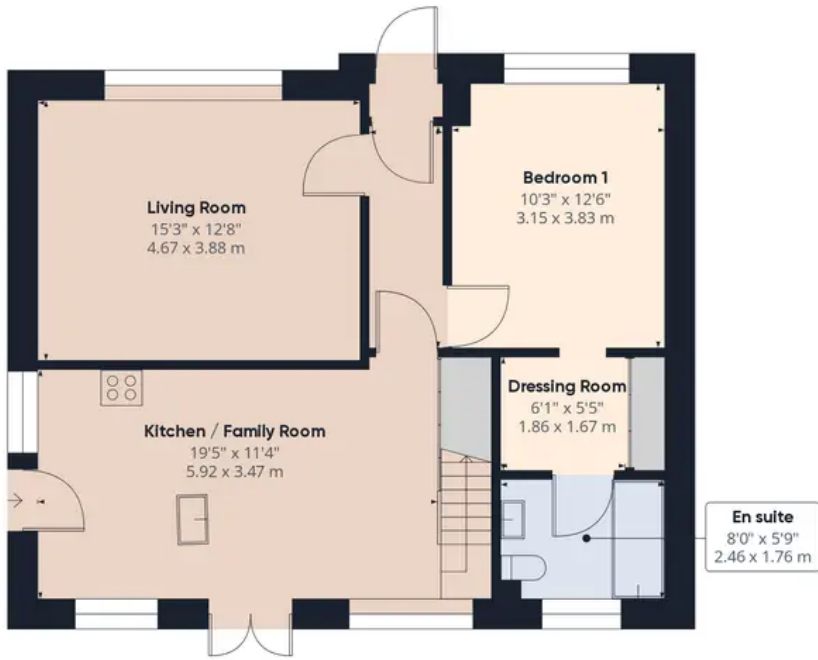
HOME  TRUTHS

Eccleston Branch  
265 The Green, Eccleston, PR7 5TF  
01257 451673

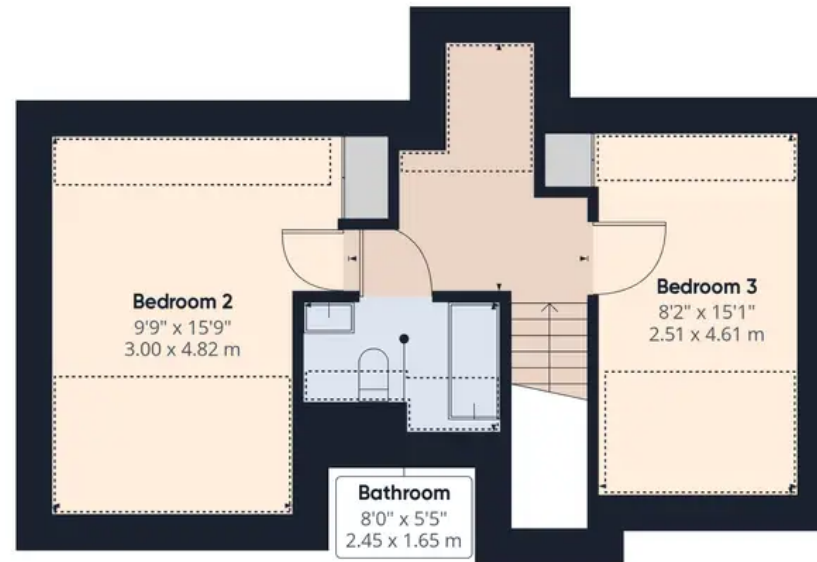
Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
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Floor 1



Floor 2

Approximate total area<sup>0</sup>

1153.55 ft<sup>2</sup>

107.17 m<sup>2</sup>

Reduced headroom

169.57 ft<sup>2</sup>

15.75 m<sup>2</sup>

Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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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