



redrose

15 Ivy Court
Leyland, PR25 1FW

Almost new, beautifully presented, 3 bedroom detached home on a fabulous size corner plot with established trees. This lovely home has 3 good size bedrooms, en suite to the master, lovely lounge overlooking the great size rear garden and fabulous kitchen/diner with high quality fixtures. The propert...

Asking Price Of £250,000

EPC Rating '84'





Property Description

OUTSIDE FRONT

The property is set on a larger than average corner plot with front garden surrounded by established trees. Parking to the rear for several vehicles and pathway to front door.

HALLWAY

High gloss ceramic tiled flooring with doors to cloakroom, kitchen/diner and lounge. Ceiling light point and radiator.

KITCHEN/DINER

17' 2" x 8' 8" (5.23m x 2.64m) Great size, dual aspect kitchen/diner with a range of wall and base units in light grey. Integrated appliances, high gloss tiled flooring throughout, downlights, radiator and ample space for a dining table. Door to hallway.

LOUNGE

17' 2" x 10' 0" (5.23m x 3.05m) Another lovely bright, dual aspect lounge with patio doors to rear garden, ceiling light point and radiator.





CLOAKROOM

Low level WC, wash hand basin, radiator, ceiling light point and high gloss tiled flooring.

FIRST FLOOR

Stairs leading to first floor landing with doors to all rooms.

MASTER BEDROOM

12' 10" x 8' 9" (3.91m x 2.67m) Great size dual aspect master bedroom with door to en suite, ceiling light point and radiator.

EN SUITE

8' 8" x 4' 3" (2.66m x 1.31m) Fully enclosed shower cubicle, low level WC and wash hand basin. ceiling light point and radiator.



BEDROOM TWO

9' 11" x 9' 10" (3.04m x 3.00m) Double glazed window to rear, ceiling light point and radiator.

BEDROOM THREE

9' 11" x 7' 3" (3.04m x 2.23m) Double glazed window to rear, ceiling light point and radiator.

FAMILY BATHROOM

6' 9" x 6' 5" (2.06m x 1.98m) Three piece bathroom suite with bath and shower over, low level WC and wash hand basin. Ceiling light point and radiator. Tiled flooring.



GARDEN

Much larger than average garden laid mainly to lawn, fenced to all sides with gate access to front.

PARKING

The driveway to the rear has ample parking for several vehicles.





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Redrose
 15 Barnes Wallis Way
 Buckshaw Village
 Chorley
 Lancs

www.redrosepm.co.uk
sales@redrose.co.uk
 01772 456558

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements