

Foundry Close, Leyland

PR25 3RA


£245,000



Beautifully presented three bedroom detached property in a popular residential area within easy reach of primary transport routes, town centre amenities and sought after schools and colleges. Available with no upward chain. To the front, the driveway can accommodate several vehicles and leads to the main entrance. Step inside to the vestibule and from there to the open plan living room with plenty of space for both dining and comfortable furniture and patio doors opening to the garden. The kitchen leads off and comprises a range of wall and base units with integrated appliances including refrigerator and freezer, gas hob, double electric oven and grill and utility supply for dishwasher. Completing the ground floor are the cloakroom comprising wash hand basin and wc and which also, rather cleverly, gives access to the utility room with space, power and plumbing for appliances including the central heating boiler. The rest of the garage now acts as storage. Step outside into the delightful south east facing garden with large sun terrace, and raised lazy lawn bordered by crushed slate making this the perfect place in which to relax and entertain. Back inside to the first floor bedroom one has en suite comprising mixer shower in cubicle, floating wash hand basin, wc and ladder heated towel rail, bedroom two has built in wardrobes and bedroom three is currently used as an office. The family bathroom comprises bath, wc, ladder heated towel rail and wash hand basin.



Beautifully presented three bedroom detached property in a popular residential area within easy reach of primary transport routes, town centre amenities and sought after schools and colleges. Available with no upward chain. Council Tax band: D

Tenure: Freehold

- Detached property
- Popular residential location
- Three double bedrooms
- c 900 square feet of accommodation
- Low maintenance south east facing garden
- No upward chain



HOME  TRUTHS

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

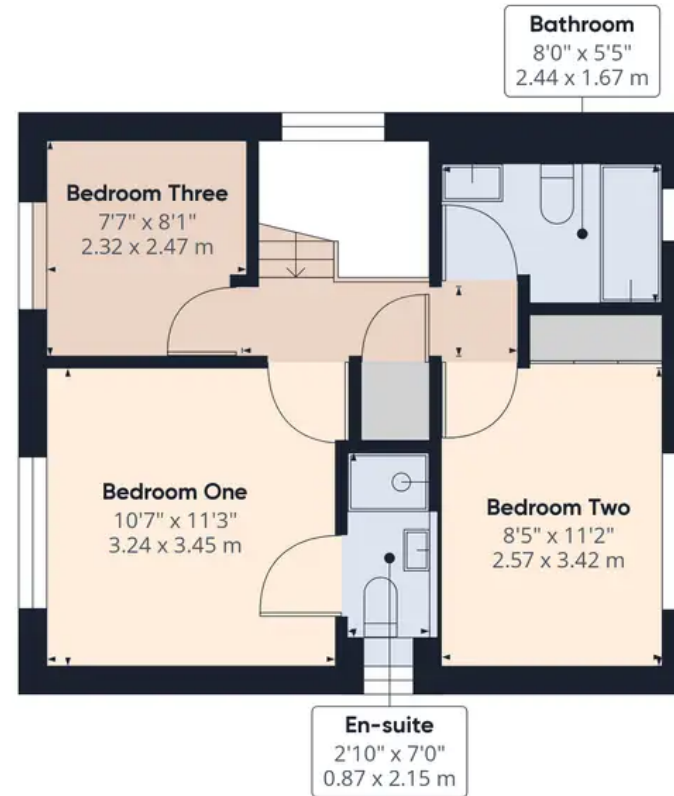
Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Floor 1



Floor 2

Approximate total area⁽¹⁾
911.84 ft²
84.71 m²

(1) 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.