

Canberra Road, Leyland

PR25 3ET

£230,000



Delightful and spacious three bedroom semi detached property in a popular residential area with easy access to town centre amenities, primary transport routes and local schools. Available with no upward chain. The driveway can accommodate several vehicles and leads to the garage and main entrance. Step into the vestibule and from there to the welcoming hallway. The living room is comfortable and bright with gas fire in hearth. To the rear, the heart of the house comprises dining area with patio doors overlooking the garden and kitchen with a range of wall and base units, integrated hob, oven and grill and space, power and plumbing for other appliances. A courtesy door leads to the garage which runs the full depth of the property. Externally the garden is mainly laid to lawn with mature planting and several seating areas making it the perfect place to relax and entertain. Back inside, stairs lead to the first floor landing with two double bedrooms, a comfortable single and family bathroom comprising bath with shower over, wc and wash hand basin. This property is ready to move in to and is an excellent family home.



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Council Tax band: C

Tenure: Freehold

- Three bedrooms
- Spacious dining kitchen
- Garage and parking
- Lovely living room
- Large rear garden
- No upward chain



HOME  TRUTHS

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

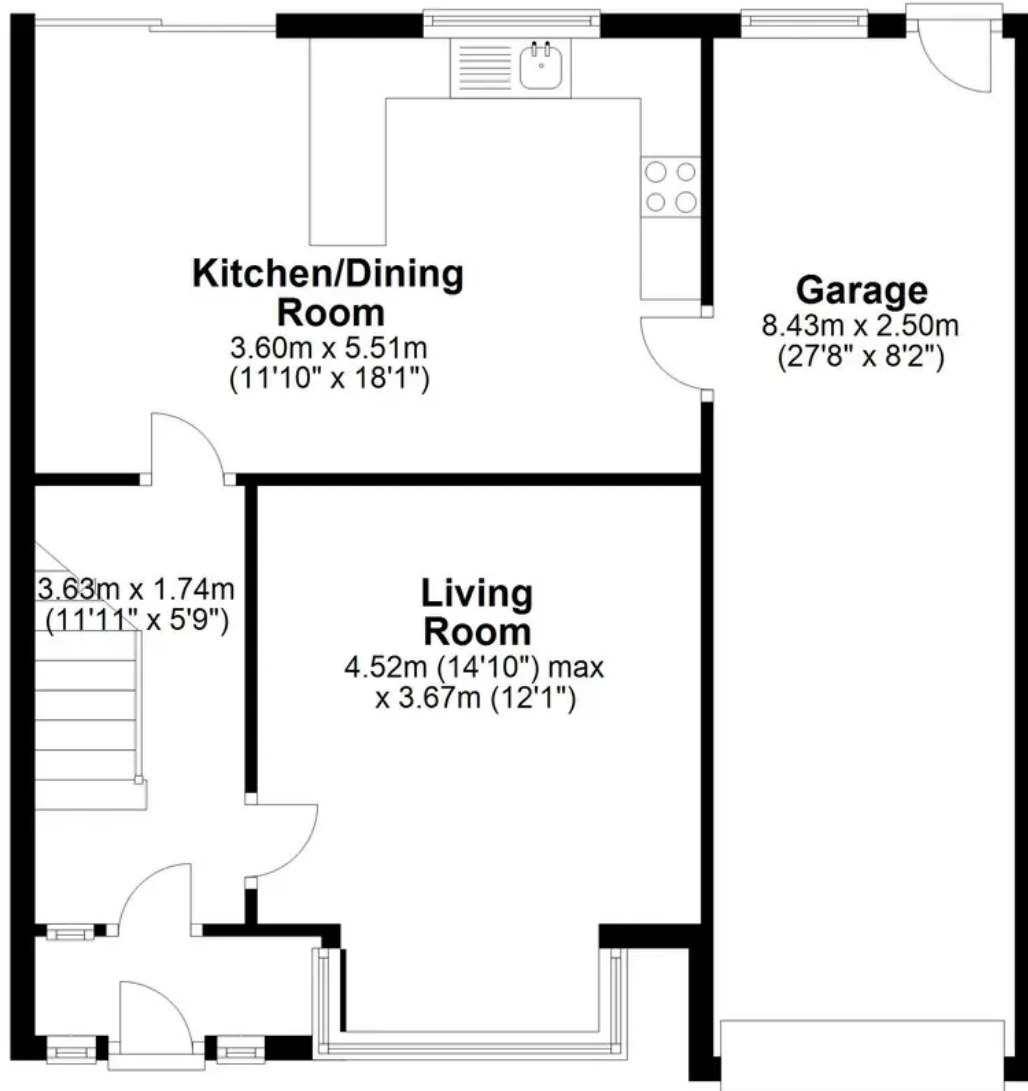
Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)



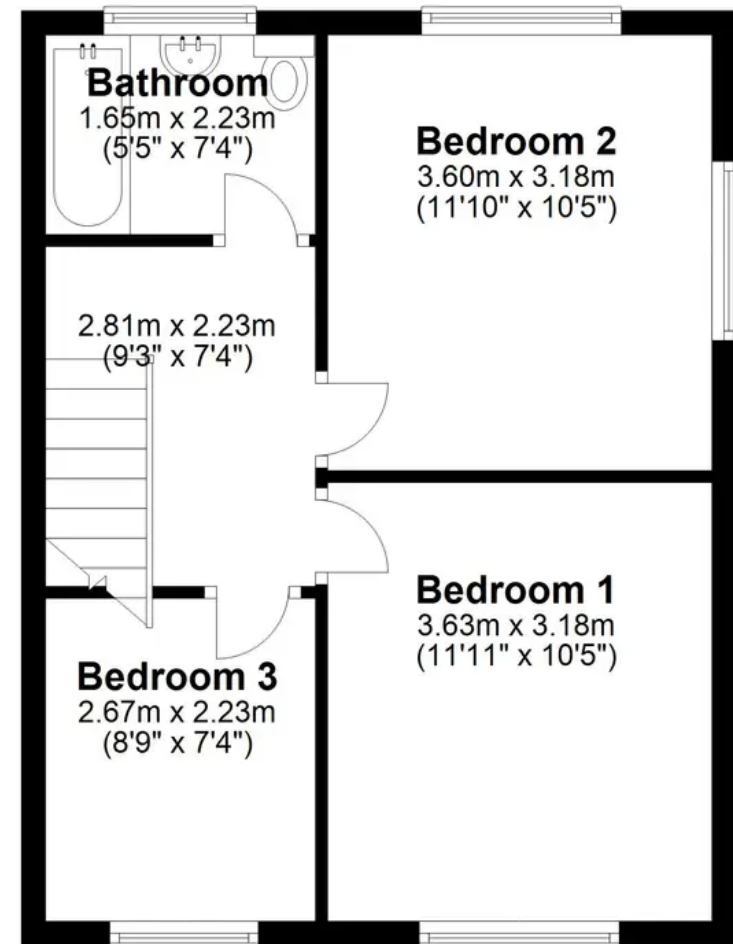
## Ground Floor

Approx. 65.4 sq. metres (704.1 sq. feet)



## First Floor

Approx. 40.5 sq. metres (435.4 sq. feet)



Total area: approx. 105.9 sq. metres (1139.5 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING

Plan produced using PlanUp.