

HOME  TRUTHS

Cumberland Avenue, Leyland

PR25 1BH



£225,000



First class, extended three bedroom semi detached property with extensive rear garden, in a popular and sought after residential area close to town centre amenities, schools and the beautiful Worden Park. Stroll past the lawn bordered by mature beech hedging, along the block paved driveway which can accommodate several vehicles and leads both to the garage and the main entrance. Step into the spacious entrance hallway with cloakroom off comprising wc and wash hand basin in vanity. The spacious living room leads to the dining room with sliders opening to the sun terrace. The modern breakfast kitchen comprises a range of wall and base units with gas hob, electric oven and grill and space, power and plumbing for appliances. Step outside into the west facing garden with sun terrace, barbeque area, decking and raised beds alongside the garage which has power, light and patio doors to give the rear a garden room feel. Back inside, stairs lead to the first floor landing with two double bedrooms, the smaller of which overlooks the rear garden, a comfortable single and the family bathroom comprising mixer shower in cubicle, wc, wash hand basin, ladder heated towel rail and Main combi boiler in airing cupboard. With just under 1,000 square feet of accommodation on offer this is a wonderful family home.



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Council Tax band: B

Tenure: Freehold

- Spacious semi detached property
- Three bedrooms
- West facing garden
- Close to schools and amenities
- Virtual tour
- Garage & off road parking



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

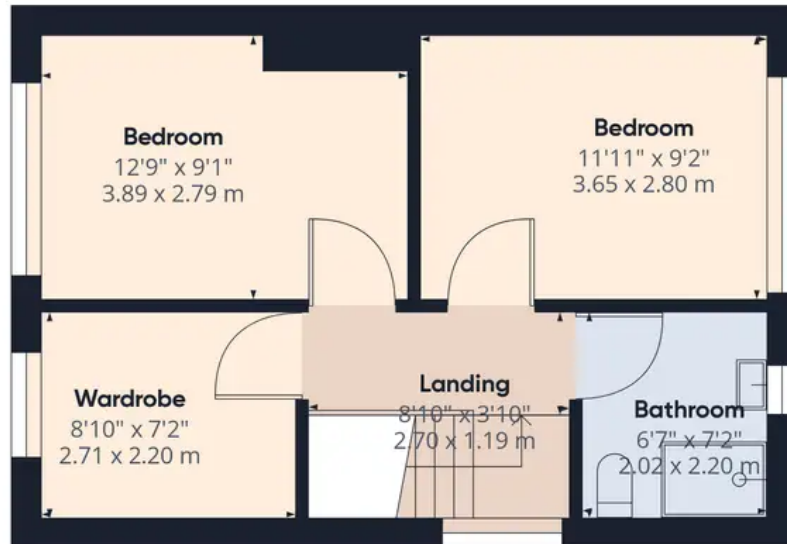
Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area<sup>(1)</sup>

994.7 ft<sup>2</sup>

92.41 m<sup>2</sup>

(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.

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