

HOME  TRUTHS



Parish Gardens, Leyland

PR25 3UT



£235,000



Delightful, extended three bedroom semi detached property occupying a corner plot in a popular residential area within easy reach of town centre amenities, schools and primary transport routes. The property enjoys secure parking, and a pathway leads past the lawn bordered by mature planting to the main entrance. Step into the hallway with cloakroom comprising wc and wash hand basin. The good sized living room opens up to the orangery giving this home a real versatility of accommodation and plenty of natural light. The breakfast kitchen comprises a range of wall and base units with integrated appliances including gas hob, electric oven and grill, dishwasher, refrigerator and freezer with the Ideal Instinct combi boiler fitted in 2023. Step outside into the lovely south facing garden, the perfect place to relax and entertain with pergola smothered in a rambling rose and lawns bordered by mature planting. Back inside to the first floor, the landing has ladder access to the part boarded loft with light. Bedroom one benefits both from built in storage and a wonderful, recently fitted en suite with paneled walls, rainfall mixer shower in cubicle, wash hand basin on vanity, wc and ladder heated towel rail. Bedroom two is also a double with fitted wardrobes and bedroom three is a comfortable single. The family bathroom is also recently fitted and comprises bath with screen and mixer shower over, paneled walls, wc, wash hand basin on vanity and ladder heated towel rail. With over 850 square feet of accommodation this is a welcoming family home.



Delightful, extended three bedroom semi detached property occupying a corner plot in a popular residential area within easy reach of town centre amenities, schools and primary transport routes. Southwest facing garden, orangery and over 850 square feet of accommodation.

Council Tax band: C

Tenure: Leasehold

- Extended semi detached property
- Southwest facing garden
- Spacious orangery
- New bathroom & en suite
- Virtual tour
- Popular residential area



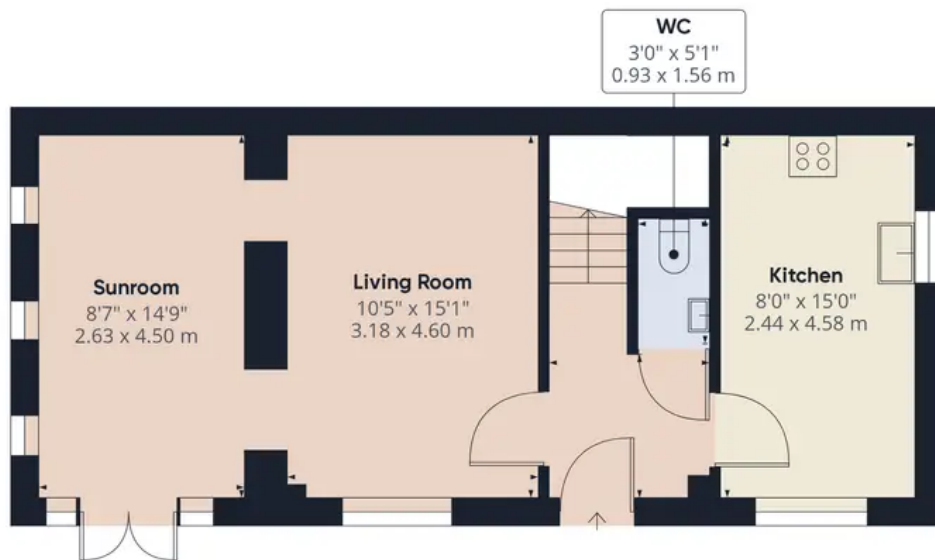
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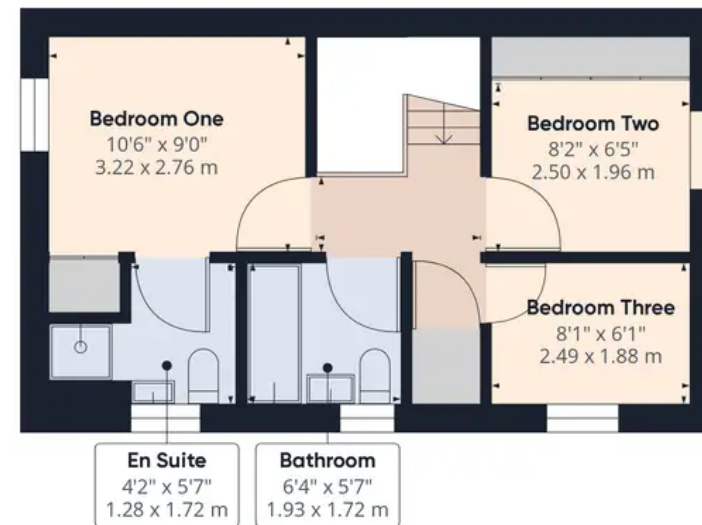
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Floor 1



Floor 2

Approximate total area⁽¹⁾
859.85 ft²
79.88 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.

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