

Langdale Road, Leyland

PR25 3AS

£350,000





Spacious detached property with three double bedrooms in a sought after residential area within easy reach of excellent schools, college, town centre amenities and the beautiful Worden Park. With 1450 square feet of accommodation and the potential to increase, this family home is available with no upward chain. To the front, the block paviour driveway can accommodate four vehicles and leads to the double garage and the main entrance. Step into the vestibule and from there to the welcoming hallway with cloakroom off comprising tiled elevations, wash hand basin on vanity, wc and ladder heated towel rail. To one side, the spacious living room has gas fire in stone surround leading to the conservatory with tiled flooring and tilt and turn door to the garden. To the other, the dining room has a serving hatch to the kitchen which comprises a range of wall and base units with granite work surfaces, larder cupboard, gas hob and double electric oven and grill. A separate utility room has space for dining, additional storage and space, power and plumbing for appliances. A courtesy door opens to the garage with electric up and over door. Externally, the garden is laid to lawn surrounded by well stocked borders, mature planting and block paviour seating areas. Back inside, stairs lead to the first floor landing with ladder access to the boarded loft with light and an airing cupboard housing the combi boiler. Bedroom one is to the front with views over woodland as is bedroom two and finally bedroom three is to the rear. The modern bathroom comprises rainfall shower in walk in cubicle, fully tiled elevations and flooring, wc, floating wash hand basin and ladder heated towel rail.



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Council Tax band: D

Tenure: Freehold

- Spacious detached property
- Three double bedrooms
- Sought after location
- Plenty of potential
- Virtual tour
- No upward chain



HOME  TRUTHS

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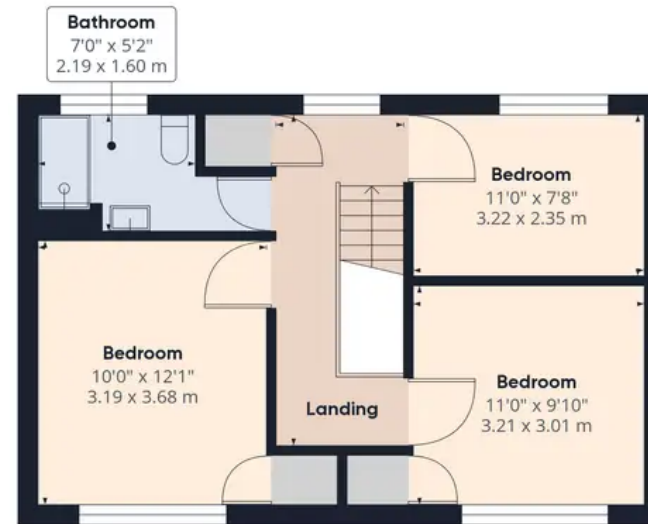
Coppull Branch
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Floor 1



Floor 2

Approximate total area⁽¹⁾

1454.63 ft²

135.14 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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