

HOME  TRUTHS

Crawford Avenue, Leyland

PR25 3EN


£265,000



Absolutely delightful family home with so much to offer and over 1300 square feet of accommodation in a lovely location within easy reach of the town centre and excellent schools, colleges and amenities. The driveway can accommodate several vehicles and leads past the lawn with well stocked borders, to the detached garage and main entrance. Step into the entrance hallway and from there to the bay fronted living room with inset gas fire. Bifolding doors allow you to make this room private if you wish and open to the snug which benefits from wood burning stove. Leading off is the dining room with plenty of natural light from the Velux windows in the vaulted ceiling, patio doors to the garden and access to the breakfast kitchen comprising a range of wall and base units topped with solid wood worktops and having breakfast bar, induction hob, electric oven and grill, refrigerator, freezer, dishwasher and washing machine. Step out into the wonderful and private garden with Indian stone terrace, lawn with mature planting including acers, hydrangea and a gorgeous golden Indian bean tree. A second, secret terrace is the perfect place to relax and entertain and the garage has power and light. Back inside to the first floor, bedrooms one and two both have fitted wardrobes and are to the front and rear respectively. Bedroom three can also house a double and is currently enjoying life as a dressing room. The bathroom comprises bath, floating wash hand basin, wc with concealed cistern and ladder heated towel rail. An additional shower room provides plenty of flexibility and comprises mixer shower in walk in cubicle, wc, wash hand basin and ladder heated towel rail.

Absolutely delightful, traditional family home with so much to offer both inside and out and over 1300 square feet of accommodation in a lovely location within easy reach of the town centre and excellent schools, colleges and amenities.

Council Tax band: C

Tenure: Freehold

- Three double bedrooms
- 1300 square feet
- Gorgeous gardens to the front and rear
- Virtual tour
- Close to amenities
- Beautiful extended semi detached property



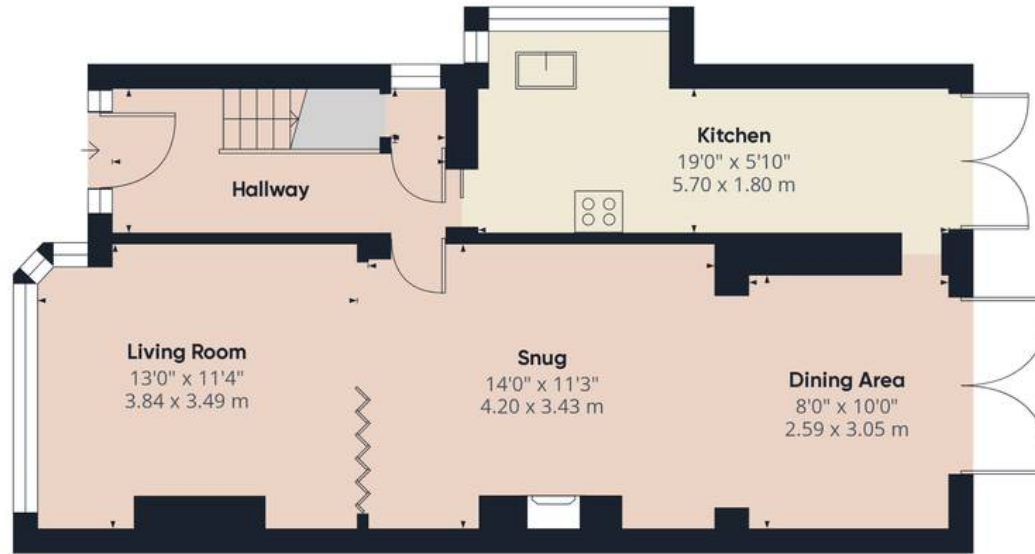
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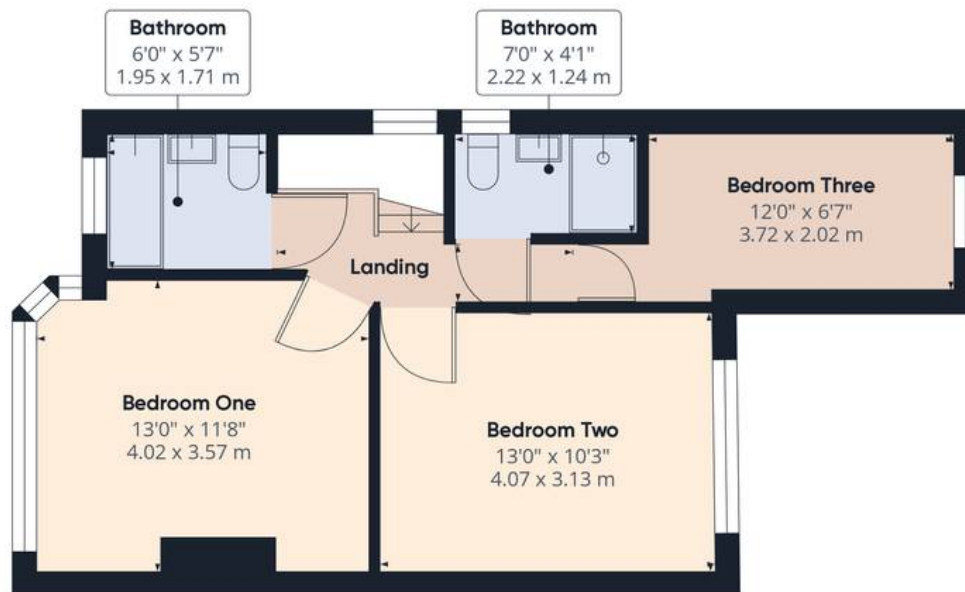


Floor 1 Building 1

Approximate total area⁽¹⁾

1304.59 ft²

121.2 m²



Floor 2 Building 1



Floor 1 Building 2

(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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