

HOME  TRUTHS

Edgehill Crescent, Leyland

PR25 2GU


£175,000



Fabulous, extended semi detached property with two double bedrooms and garden studio, in a popular residential area, close to schools and town centre amenities. With over 800 square feet of accommodation this is an excellent first time buy. To the front, the tarmac driveway can accommodate up to three vehicles and leads to the main entrance. Step into the hallway and from there to the bay fronted living room with media wall. The second reception room opens to the breakfast kitchen with porcelain tiled flooring, a range of wall and base units with central island and breakfast bar, and integrated appliances including induction hob, electric oven and grill, Baxi combi boiler and space, power and plumbing for additional appliances. Patio doors open to the west facing rear garden with sun terrace, lawn and very spacious garden studio, with power and light, which would make an excellent home office, storage or gives an opportunity to run a business from home. Back inside, stairs lead to the first floor landing with access to the loft. Bedroom one also benefits from a bay window and easily accommodates a superking size bed. Bedroom two is to the rear and the spacious bathroom comprises bath with screen and rainfall shower over, wash hand basin and wc.



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Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: To follow

- Spacious semi detached property
- Two double bedrooms
- Large garden studio
- Ample off road parking
- Virtual tour
- Close to town centre amenities



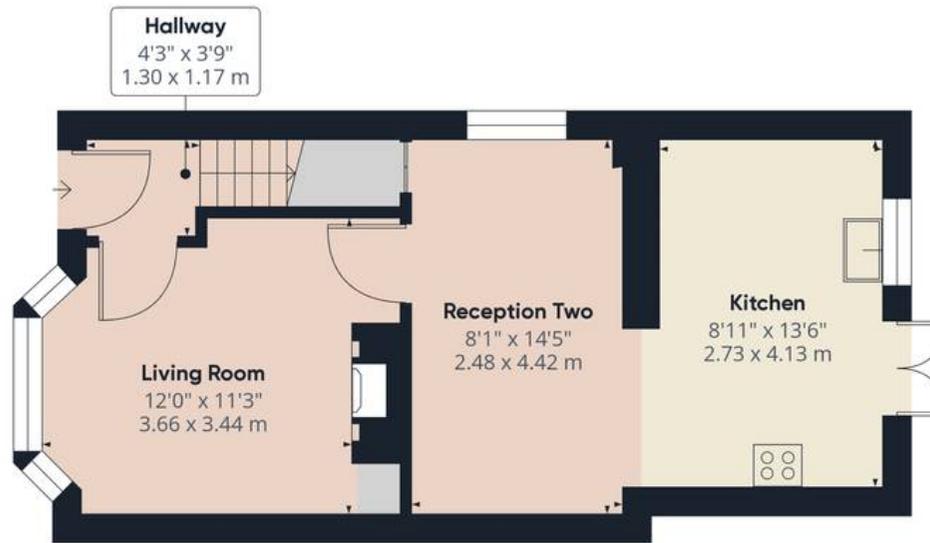
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

867.03 ft²

80.55 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.

Calculations are based on RICS IPMS 3C standard.

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