

HOME  TRUTHS

Leyland Lane, Leyland

PR25 1XH


£165,000



Fabulous two bedroom end terrace cottage on a corner plot in a popular residential area brimming with charm, character and space. Close to schools, primary transport routes and town centre amenities this is a first class first home. The driveway can accommodate several vehicles and a path leads through the garden, which is mainly laid to lawn with raised beds, to the main entrance. Step into the vestibule and from there to the large open plan living room with plenty of space for both dining and comfortable furniture. To the rear, the kitchen comprises a range of wall and base units with gas hob, electric oven and grill with space, power and plumbing for additional appliances. A stable door leads out to the west facing courtyard garden with brick storage, and gated access heading towards walks along the river, making this a delightful and private sun trap. Back inside, stairs lead to the first floor landing with bedroom one a spacious double to the front with built in storage housing the Worcester combi boiler. Bedroom two is a comfortable single to the rear with views over to Leyland Loops. Completing the accommodation is the elegant bathroom with paneled walls, rainfall mixer shower in walk in cubicle, wc, wash hand basin on vanity and ladder heated towel rail.



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Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Delightful period cottage
- Two bedrooms
- Spacious living room
- Virtual tour
- Stylish & elegant bathroom
- Off road parking

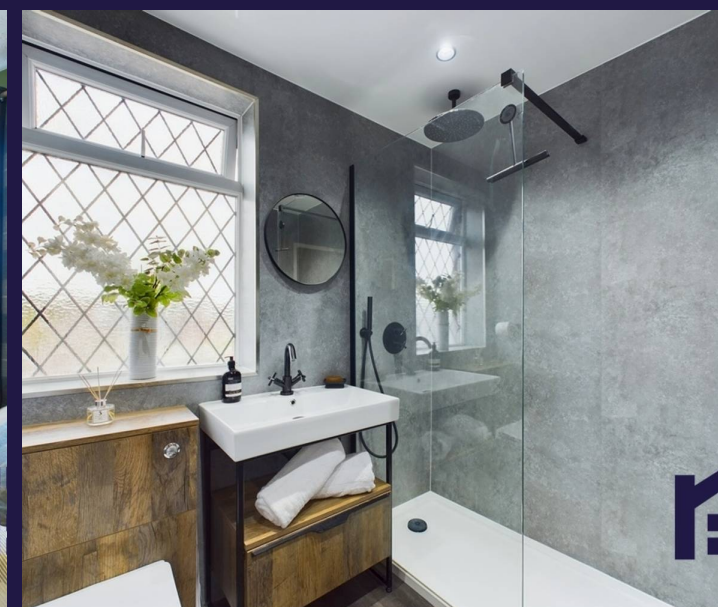


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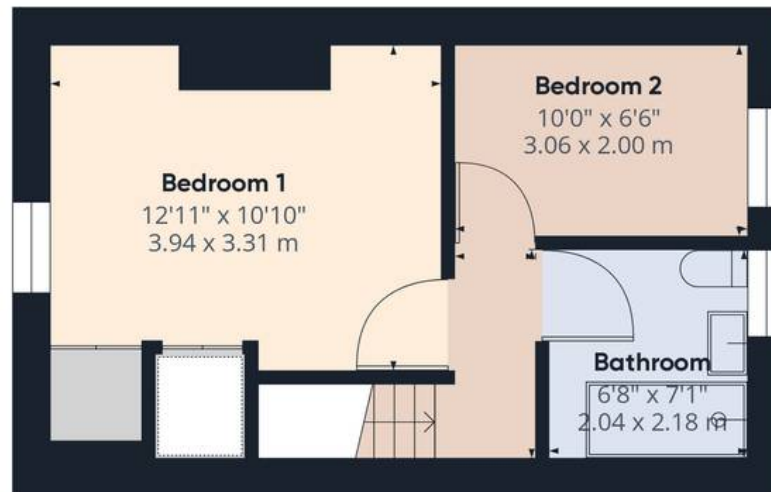
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Floor 1



Floor 2

Approximate total area⁽¹⁾

665.1 ft²

61.79 m²

Reduced headroom

22.71 ft²

2.11 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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