

HOME  TRUTHS

Balshaw Road, Leyland

PR25 2YN

 £165,000



Fabulous three bedroom mid terrace property close to the town centre with easy access to all amenities and local schools. With over 950 square feet of accommodation, off road parking and south facing garden this is a perfect first home or investment property where you could expect a return of around 6%. The driveway can accommodate two vehicles and leads to ginnel access to the rear and the main entrance. Step into the entrance hallway and from there to the smart and chic bay fronted living room which opens to the dining kitchen comprising a range of wall and base units with integrated appliances including gas hob, refrigerator, freezer, electric oven and grill and slimline dishwasher. Step outside onto the south facing raised sun deck, with hot and cold external taps, and take steps down to the lower terrace and garden which is mainly laid to lawn. As well as storage, this property benefits from a basement room which, as well as having space, power and plumbing for additional appliances, also boasts a cloakroom with wash hand basin and wc. Whatever the weather, this is a great place in which to relax and entertain. Back inside to the first floor, bedroom one is a lovely double to the front, with bedroom two a second double to the rear overlooking the garden. Bedroom three makes an excellent dressing room or home office. The elegant bathroom has fully tiled elevations and flooring, bath, wc, wash hand basin in vanity and rainfall mixer shower in cubicle.



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Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Beautiful terrace property
- Modern throughout
- Three bedrooms
- Basement room
- Virtual tour
- Close to town centre amenities

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Eccleston Branch

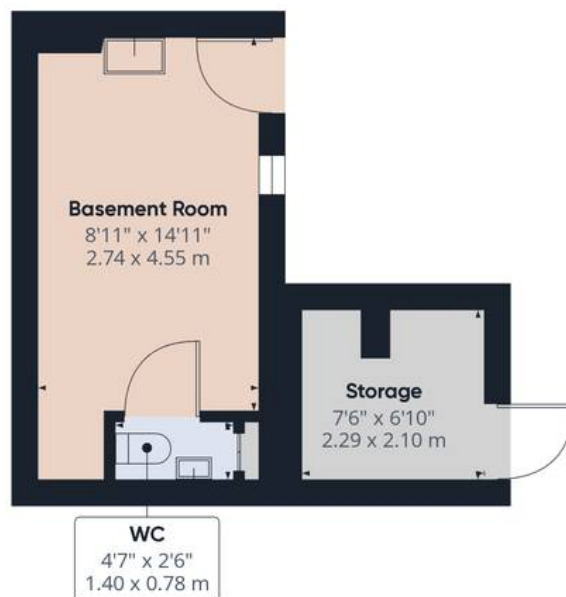
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Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

955.4 ft²

88.76 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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