

HOME  TRUTHS



Old Orchard Place, Leyland

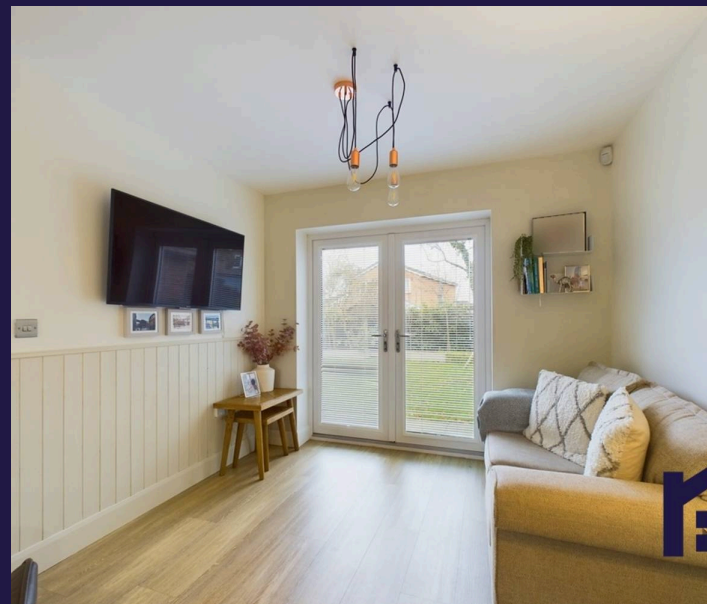
PR26 7UY



£375,000



Delightful and spacious four double bedroom detached property, one of only nine, on a quiet cul de sac within easy reach of town centre amenities, excellent schools and primary transport routes. This lovely family home offers c 1500 square feet of accommodation, is triple glazed with underfloor heating on the ground floor, and is available with no upward chain. To the front, the block paviour driveway can accommodate two vehicles and leads to the EV charging point, detached garage, with power and light, and the main entrance. Step into the welcoming hallway with cloakroom off comprising wash hand basin and wc. The living room runs the full depth of the property and has patio doors opening to the garden. The heart of the house has plenty of room for dining and comfortable furniture and the kitchen comprises a range of wall and base units with integrated appliances including induction hob, electric oven and grill, dishwasher, refrigerator and freezer. Patio doors open to the garden and there is a separate utility room with space, power and plumbing for additional appliances including the central heating boiler. Externally, the private, south facing garden has sun terrace and lawn bordered by mature planting making it the perfect place in which to relax and entertain. Back inside to the first floor, bedroom one has fitted wardrobes and benefits from en suite comprising floating wash hand basin, wc, ladder heated towel rail and rainfall mixer shower in cubicle. Bedroom two is also to the front with bedrooms three and four to the rear overlooking the garden. The family bathroom comprises bath, wc, floating wash hand basin and mixer shower in cubicle.



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Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Striking detached property
- Four double bedrooms
- Cul de sac location
- Virtual tour
- Private, south facing garden
- No upward chain



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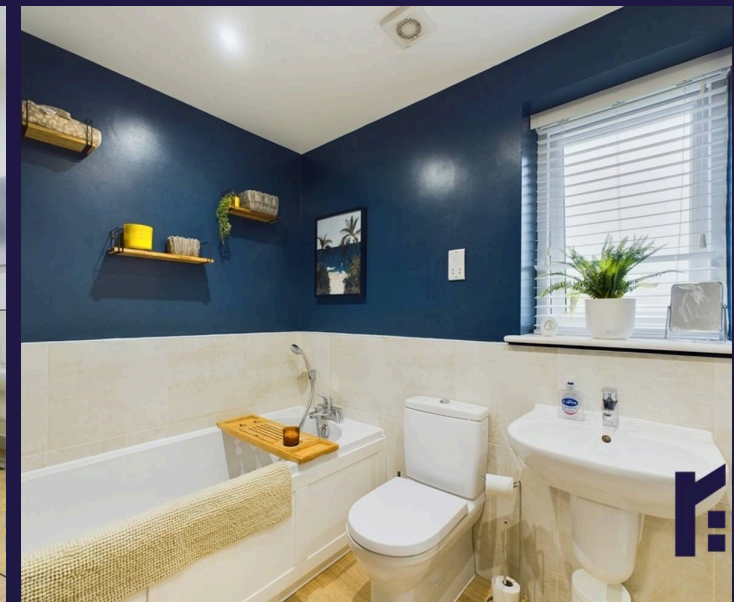
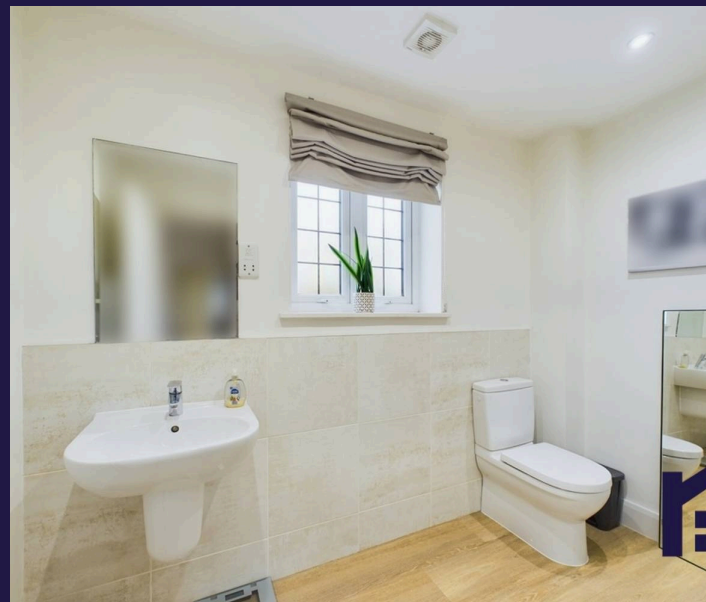
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

1513.73 ft²
140.63 m²

Reduced headroom

7.4 ft²
0.69 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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