

HOME  TRUTHS

Edgehill Crescent, Leyland

PR25 2GU

 £185,000





Striking, refurbished and extended three bedroom semi detached property in a popular residential location close to schools and town centre amenities. With c 700 square feet of stylish accommodation this property is available with no upward chain.

The driveway can accommodate two vehicles and leads to the main entrance. Step into the hallway and from there to the bay fronted living room with under stairs storage housing the Main combi boiler. A door leads to the delightful kitchen with breakfast bar, a range of wall and base units and integrated electric hob, oven and grill and space, power & plumbing for additional appliances.

Completing the ground floor, the orangery makes an excellent dining room and has patio doors opening to the garden. The bathroom is an absolute winner with panelled walls, bath, wash hand basin, wc, rainfall mixer shower in cubicle and ladder heated towel rail.

Externally the private west facing garden is mainly laid to lawn with raised terrace having a pergola over, and shed for that all important storage.





Back inside, stairs lead to the first floor landing with bedroom one having bay to the front and en suite comprising panelled walls, rainfall mixer shower in cubicle, floating wash hand basin, wc and ladder heated towel rail. Bedrooms two and three are very comfortable singles to the rear of the property.

With attention to detail throughout, from the stylish doors to the brushed steel switches and sockets, this property has plenty to offer both inside and out. Do give us a call to arrange a viewing and make it yours. Council tax A, EPC C, Freehold.



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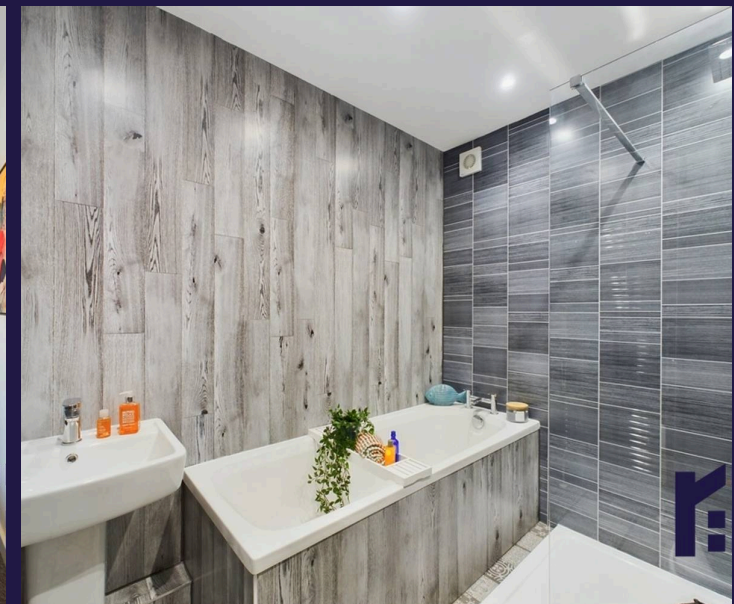
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Coppull Branch

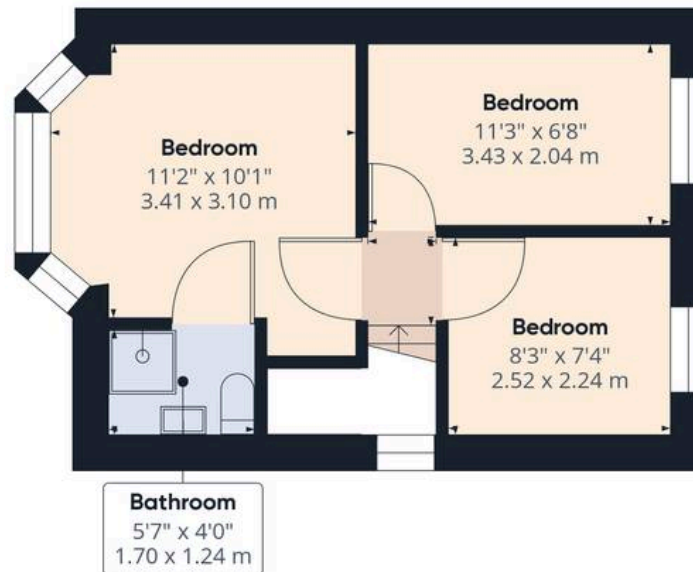
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Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

685.44 ft<sup>2</sup>

63.68 m<sup>2</sup>

**Reduced headroom**

8.16 ft<sup>2</sup>

0.76 m<sup>2</sup>

(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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