

HOME  TRUTHS



Parish Gardens, Leyland

PR25 3UF



£215,000

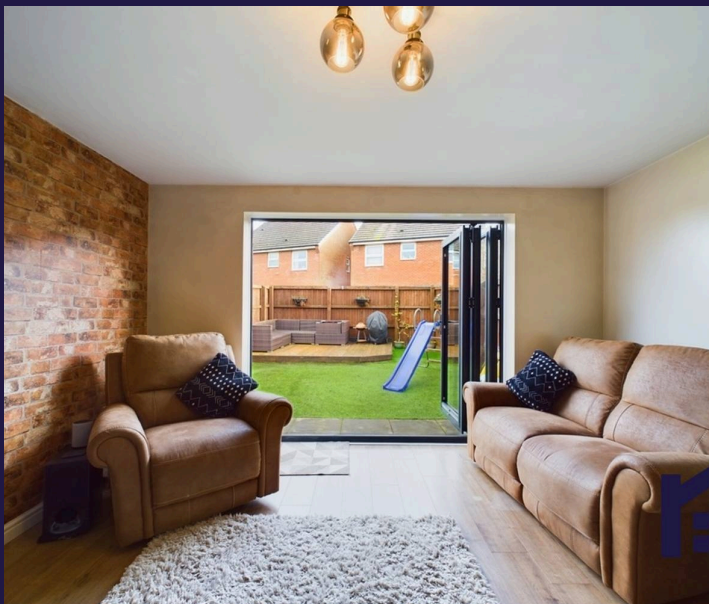


Delightful three bedroom end mews property on a quiet cul de sac in a popular residential area within easy reach of town centre amenities, schools and primary transport routes. With a children's play area and woodland walks about 100 yards away, this is a lovely family home.

To the front the driveway can accommodate two vehicles and leads past the crushed slate border with corkscrew bay trees, to the main entrance. Step into the entrance hallway and from there to the dining kitchen comprising a range of wall and base units with gas hob, electric oven and grill, refrigerator, freezer, dishwasher, washing machine and Ideal Logic central heating boiler.

To the rear the living room is lovely and spacious with bifold doors opening to the garden with lazy lawn, decking and gated access to the side.

Back inside, stairs lead to the first floor landing with bedroom two a large double to the rear with built in wardrobes, bedroom three a comfortable single and the bathroom comprising bath with screen and shower attachment, wc and wash hand basin.



To the second floor, the fabulous master suite has plenty of natural light, built in storage and very spacious en suite comprising fully tiled elevations and flooring, wc, wash hand basin on floating vanity and rainfall mixer shower in cubicle.

With 1,000 square feet of accommodation, and one careful owner from new, this property has plenty to offer in terms of space and location so do give us a call to arrange a viewing and make it yours. Council tax C, EPC C, Leasehold.



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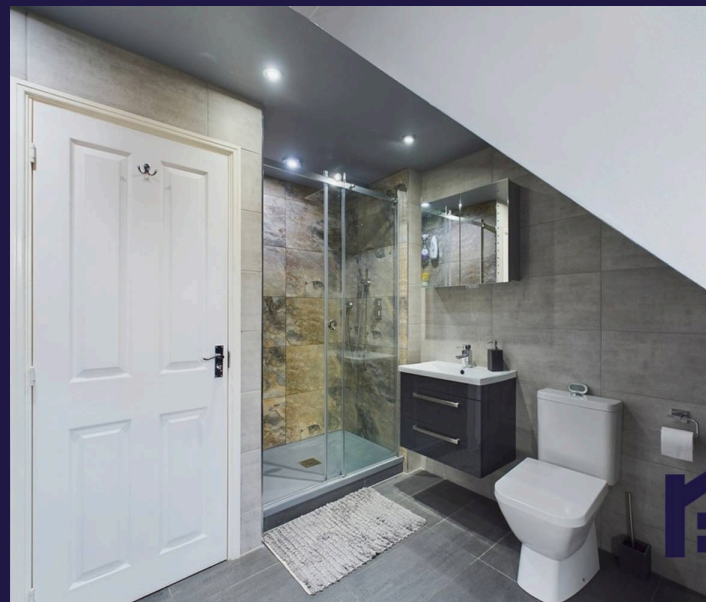
Ecclestone Branch

265 The Green, Ecclestone, PR7 5TF
01257 451673

Coppull Branch

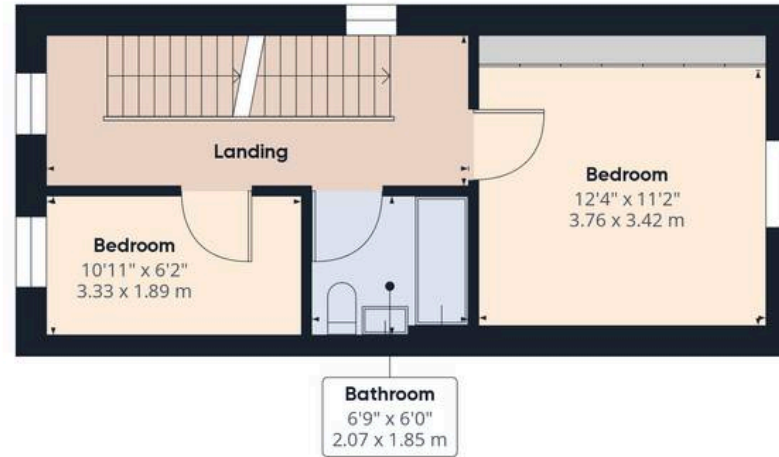
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1005.77 ft²
93.44 m²

Reduced headroom

47.67 ft²
4.43 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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