

HOME  TRUTHS

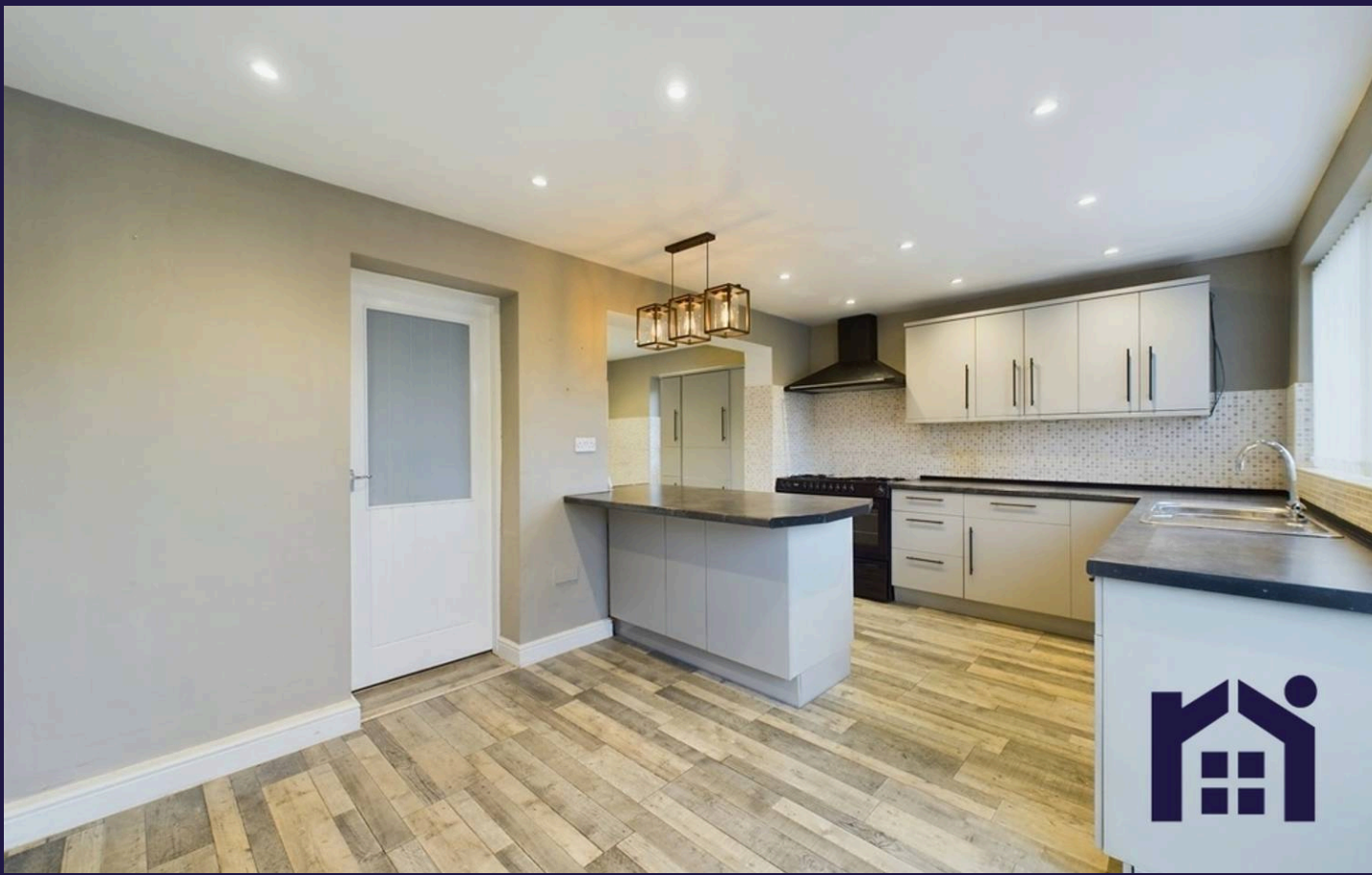


St. Davids Road, Leyland

PR25 4XX



£220,000



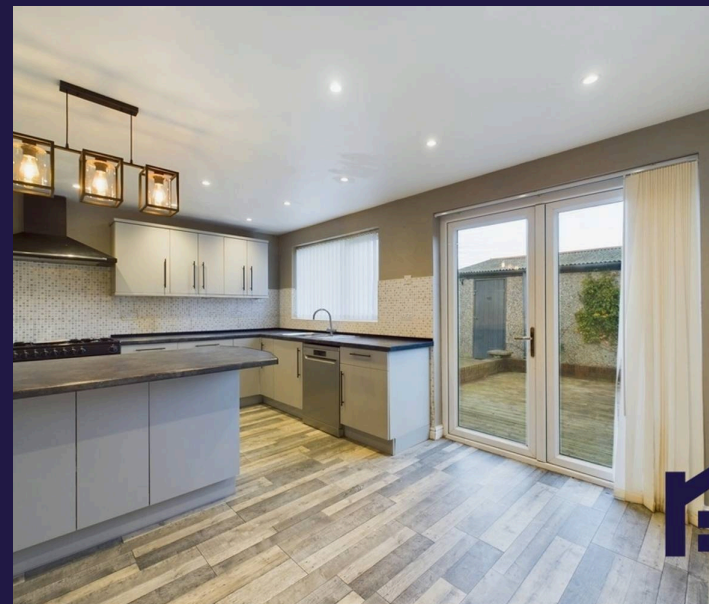
Spacious and well laid out, three bedroom semi detached property on a corner plot with ample parking and within easy reach of town centre amenities and primary transport routes. Available with no upward chain.

Stroll through the garden past crushed slate beds to the main entrance and step into the welcoming hallway. To the front is the living room, whilst to the rear, the dining kitchen comprises a range of wall and base units with eight burner range cooker, breakfast bar and space, power and plumbing for additional appliances. Leading off is a playroom or snug.

Externally the property has gardens to three sides with lawn and decked area and detached double garage with block paviour driveway to the front.

To the first floor, the landing has linen cupboard and access to the part boarded loft. Bedrooms one and two are good sized doubles to the rear and front respectively, and bedroom three is a comfortable single. The bathroom comprises p shaped bath with screen and electric shower over, ladder heated towel rail, wc and wash hand basin.

With 950 square feet of accommodation this is a lovely family home.



Spacious and well laid out, three bedroom semi detached property on a corner plot with ample parking in easy reach of town centre amenities & primary transport routes. Available with no upward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious three bedroom property
- Corner plot
- 950 square feet of accommodation
- Detached garage
- Virtual tour
- No upward chain



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Eccleston Branch

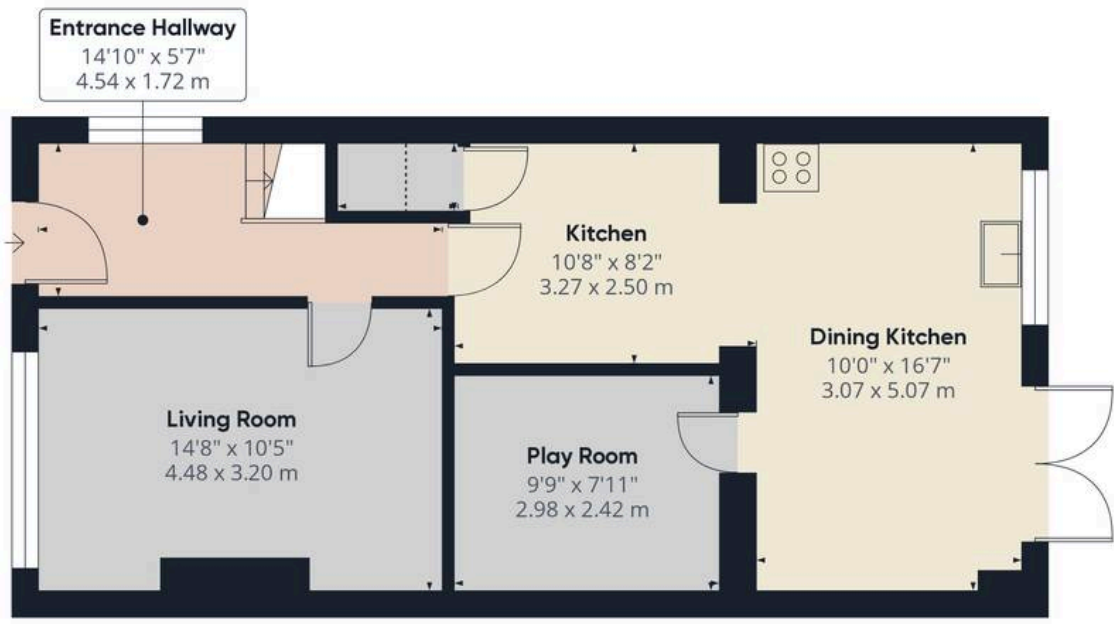
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

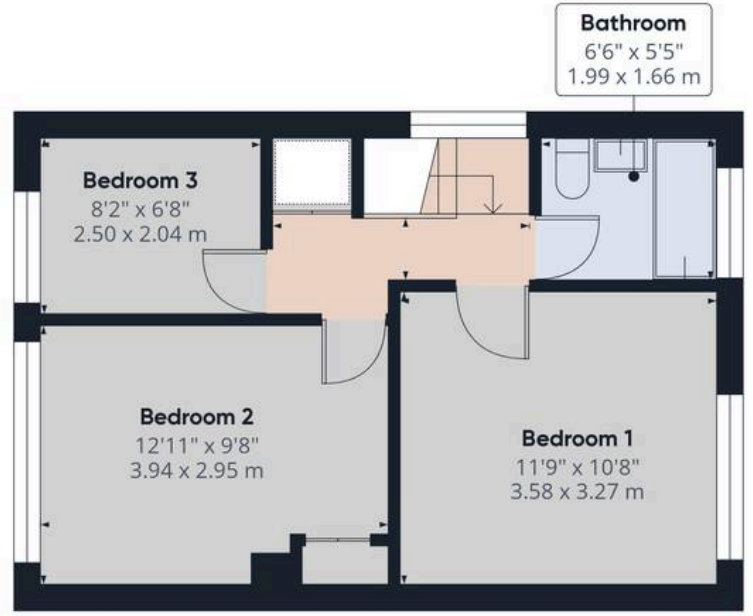
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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Floor 1



Floor 2

Approximate total area⁽¹⁾
953.68 ft ²
88.6 m ²
Reduced headroom
6.22 ft ²
0.58 m ²

(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.