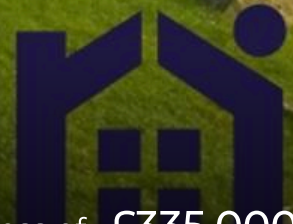


HOME  TRUTHS

Parish Gardens, Leyland

PR25 3UF

In Excess of  £335,000





Substantial detached property with four double bedrooms and offering over 1400 square feet of elegant accommodation on a quiet cul de sac within easy reach of town centre amenities. This lovely family home is available with no upward chain. To the front the tarmac driveway can accommodate two vehicles and leads to the EV charging point and the main entrance. Step into the welcoming hallway with cloakroom off comprising wc and wash hand basin. The living room is well proportioned and benefits from plenty of natural light, whilst to the rear the heart of the house has dining area overlooking the garden, and 12 month old kitchen comprising a range of wall and base units with Miele induction hob and other integrated appliances including full height separate refrigerator and freezer, double electric oven and grill, multi oven and dishwasher. A separate utility room offers additional storage and space, power and plumbing for appliances. Completing the ground floor is the home office which also makes an excellent snug or playroom. Externally the private rear garden has large decked area, lawn bordered by mature planting and utility area to the side which has been used as a dog run. Back inside stairs lead to the first floor landing with airing cupboard and access to the loft. Bedroom one is a large double with new en suite comprising wash hand basin on floating vanity, rainfall mixer shower in cubicle, wc and fully tiled flooring and elevations. Bedroom two is also to the front with bedrooms three and four to the rear overlooking the garden. The new family bathroom comprises rainfall mixer shower in walk in cubicle, wash hand basin on floating vanity, wc and fully tiled elevations and flooring.





Substantial detached property with four double bedrooms with over 1400 square feet of elegant accommodation on a quiet cul de sac. This lovely family home is available with no upward chain. Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious detached property
- Four double bedrooms
- Quiet cul de sac location
- Modern kitchen and bathrooms
- Virtual tour
- No upward chain



HOME  TRUTHS

Eccleston Branch

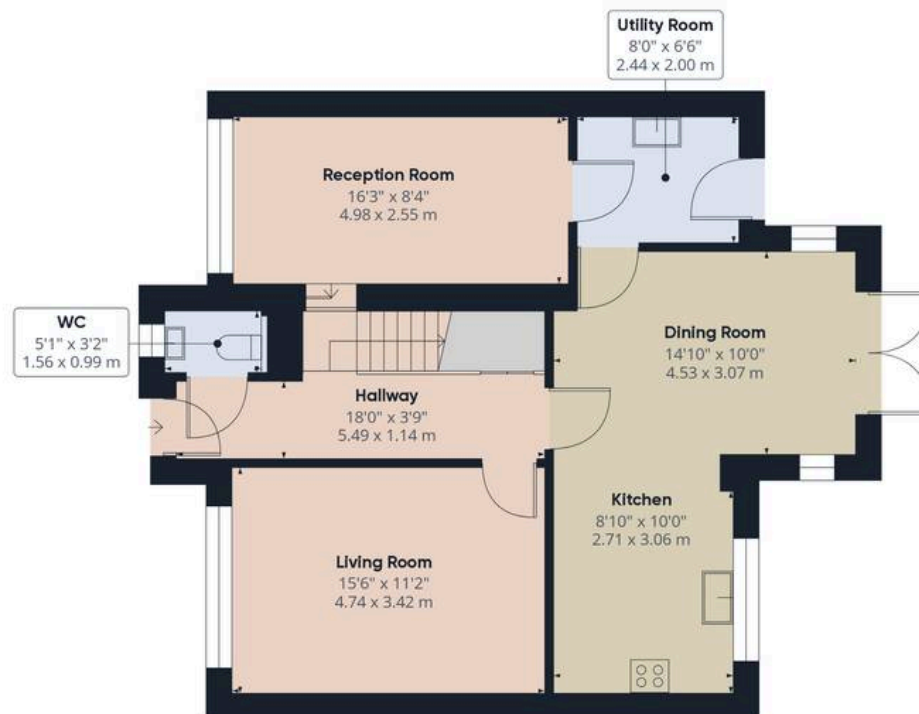
265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

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[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)





Floor 1



Floor 2

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

1415.13 ft<sup>2</sup>

131.47 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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