

HOME  TRUTHS

Young Avenue, Leyland

PR25 4ZE





Stylish and delightfully refurbished end quadrasemi with two double bedrooms, garage and parking, c 750 square feet of accommodation and within easy reach of town centre amenities, schools, colleges and the beautiful Worden Park. This family home is available with no upward chain. Stroll through the low maintenance front garden and step into the vestibule and entrance hallway. The living room benefits from gas fire in stone hearth and leads to the second reception room with panelled walls. Pocket doors open to both a cloakroom with wash hand basin and wc, and utility room with space, power and plumbing for washing machine and tumble drier. To the rear the elegant kitchen comprises a range of wall and base units with larger cupboard and integrated appliances including five burner gas hob, double electric oven and grill and dishwasher. Step outside into the south facing garden with sun terraces, lawn bordered by mature planting and fruit trees leading down to the garage/workshop with additional parking accessed off Ryden Avenue. Just outside the house is additional storage in the form of the old wash house with sink and light. Back inside, stairs lead up to the first floor landing with bedroom one to the front having walk in wardrobe, and bedroom two having panelled walls. The bathroom comprises bath with mixer shower over, wc, wash hand basin on vanity, ladder heated towel rail and panelled walls. With so much to offer both inside and out this is the perfect place to call home.

Stylish and delightfully refurbished end quadrasemi with two double bedrooms, garage and parking, c 750 square feet of accommodation and within easy reach of amenities. No upward chain. Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- Delightful refurbished property
- Two double bedrooms
- Garage/workshop and off road parking
- Virtual tour
- Easy access to schools, colleges and town centre
- No upward chain



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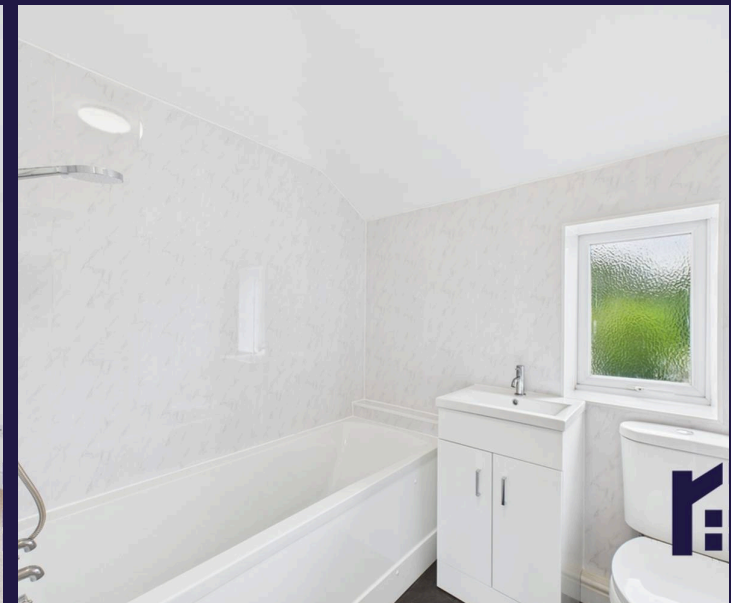
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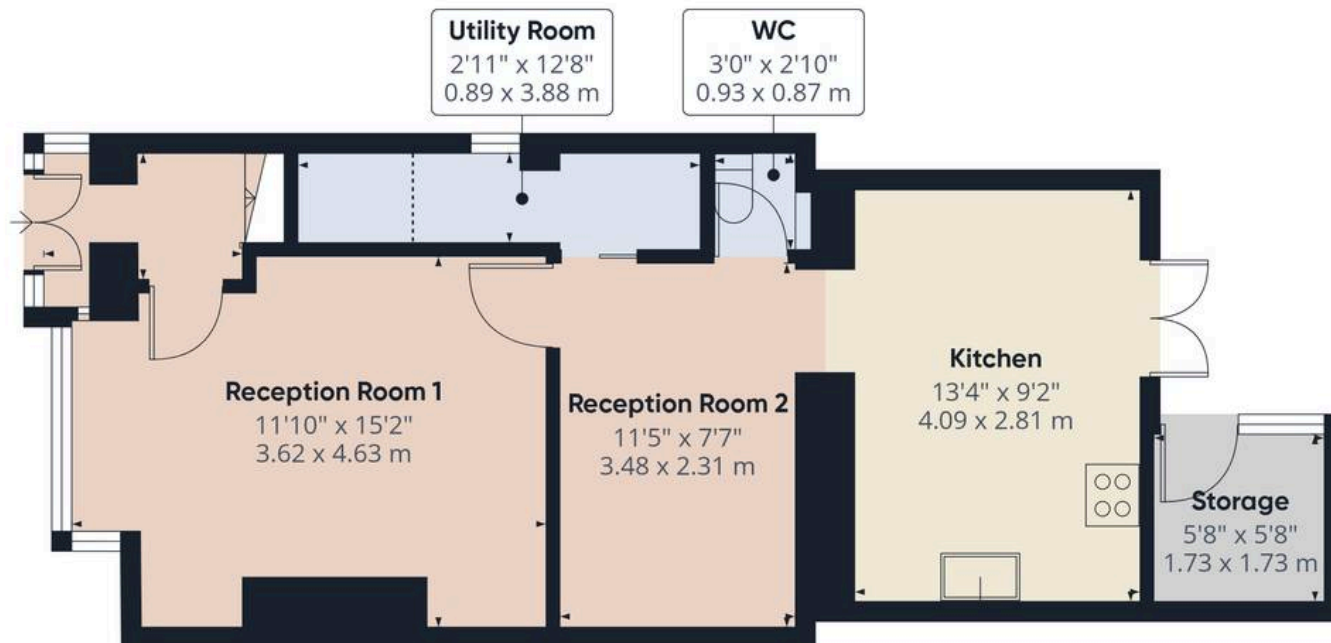
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01257 451673

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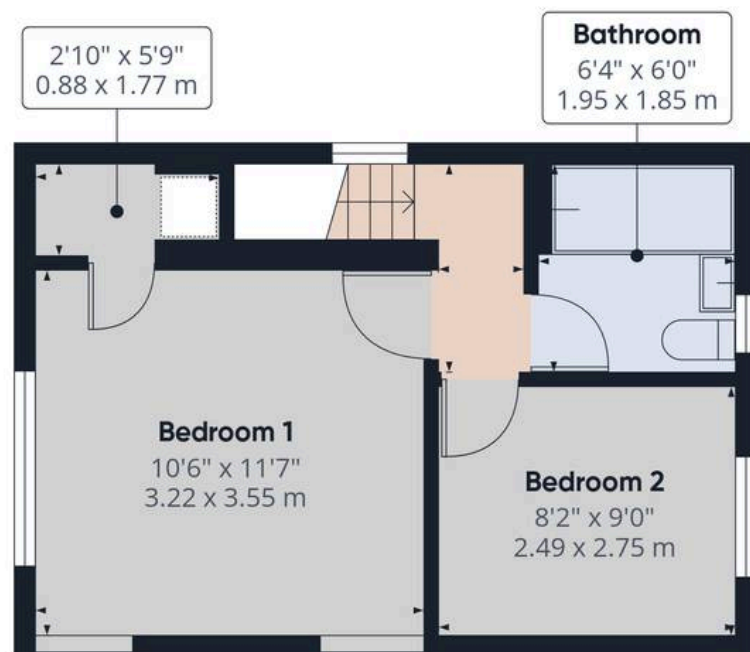
244 Spendmore Lane, Coppull, PR7 5DE
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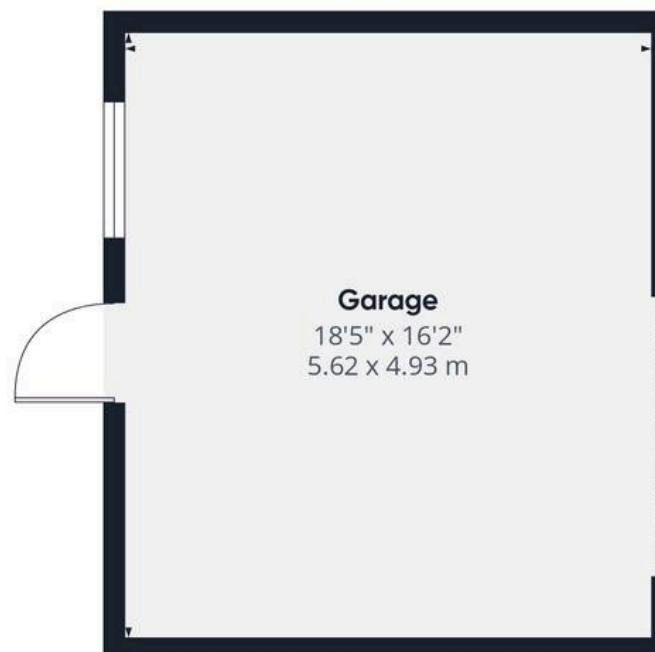




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

1043 ft²

96.9 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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