

HOME  TRUTHS

Hugh Lane, Leyland

PR26 6PE





Offering approximately 900 square feet of beautifully presented accommodation, this fabulous semi detached property is tucked away on a quiet lane, yet remains within easy reach of town centre amenities, schools and primary transport routes. To the front, the driveway provides off road parking for up to three vehicles and leads past a lawn bordered by mature planting to the detached garage and the main entrance. Step into the hallway and through to the welcoming living room, featuring a gas fire set within a hearth, creating a cosy focal point. To the rear, the delightful breakfast kitchen comprises a range of wall and base units with integrated appliances, including induction hob, electric oven and grill, refrigerator and freezer, along with space, power and plumbing for additional appliances. Leading off is the conservatory, with patio doors opening out to the garden. Step outside into the private, south-west facing courtyard garden, a perfect space in which to relax and entertain. Back inside, stairs lead to the first floor landing with loft access and linen cupboard. Bedroom three has been opened up to create a dressing room for the principal bedroom, while bedroom two, also a double, is located to the rear. Completing the accommodation is the stylish bathroom, comprising a rainfall mixer shower in cubicle, wc, wash hand basin on vanity and ladder heated towel rail. A beautifully presented home in a convenient yet peaceful setting.

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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Delightful semi detached property
- Beautifully presented
- Quiet and convenient location
- Virtual tour
- Ample parking & garage
- Modern kitchen and bathroom



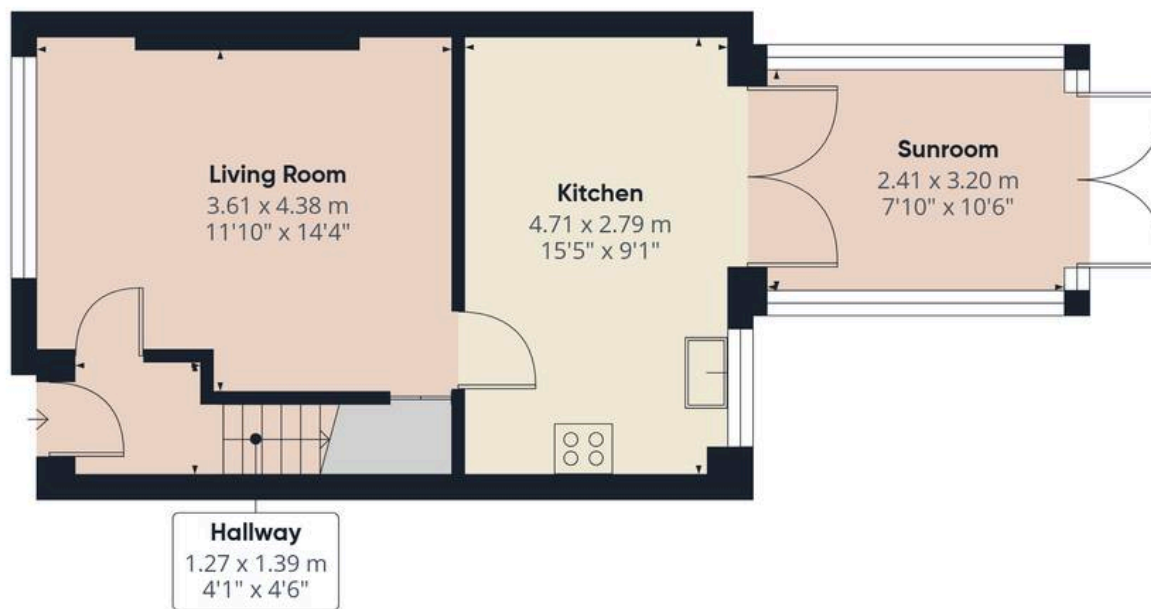
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

84.2 m²

906 ft²

(1) Excluding balconies and terraces

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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