

HOME  TRUTHS



Southport Road, Leyland

PR26 8LP





Set in a popular residential location within easy reach of local amenities, this spacious and individual semi detached property offers over 1,200 square feet of well planned accommodation along with beautiful gardens and delightful open views to the rear, making it a superb family home. To the front, a tarmacadam driveway provides off road parking for up to three vehicles and leads to the main entrance. Step into the hallway and through to the cosy and welcoming living room, which benefits from a multi-fuel stove set within a stone hearth, creating a warm focal point. To the rear, the heart of the home provides ample space for both dining and relaxing. The kitchen comprises a range of wall and base units topped with quartz work surfaces, incorporating an etched drainer, and offers space, power and plumbing for a range of appliances. Patio doors open directly onto the garden, and a separate utility room accommodates additional appliances alongside a wc and wash hand basin. Step outside into the south-facing rear garden, where a decked seating area with glass canopy allows you to enjoy the outdoors whatever the weather. Additional hardstanding leads past the upper lawn down to the garage and adjacent home office. Beyond this, gated access opens into a delightful 'secret garden', complete with greenhouse, lawn and pond, creating a haven for wildlife and children alike. Back inside, stairs lead to the first-floor landing with ladder access to the boarded loft with light. Bedroom one is a large double to the front with an exposed chimney breast, while bedrooms two and three, both to the rear, enjoy lovely views across the garden and open countryside beyond. The family bathroom comprises a bath, mixer shower in cubicle, wc, wash hand basin and heated towel rail. A comfortable and characterful family home with space both inside and out.

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Striking three bedroom property
- Over 1200 square feet
- Beautiful views to the rear
- Virtual tour
- Large garden
- Multifuel stove



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Approximate total area⁽¹⁾

114.6 m²
1233 ft²

Reduced headroom
0.9 m²
9 ft²

Floor 1 Building 1



(1) Excluding balconies and terraces



Reduced headroom
..... Below 1.5 m/5 ft

Floor 2 Building 1

Floor 1 Building 2

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