



HOME  TRUTHS

Leeson Avenue, Charnock Richard

PR7 5NB





A great property for first time buyers and investors. This end-terrace property benefits from a desirable corner plot position and dedicated parking spaces.

The home is accessed via a private stone entrance, with a front garden and a side gate leading through to the rear garden. There are two external access doors, providing entry either directly into the kitchen or into the main hallway.

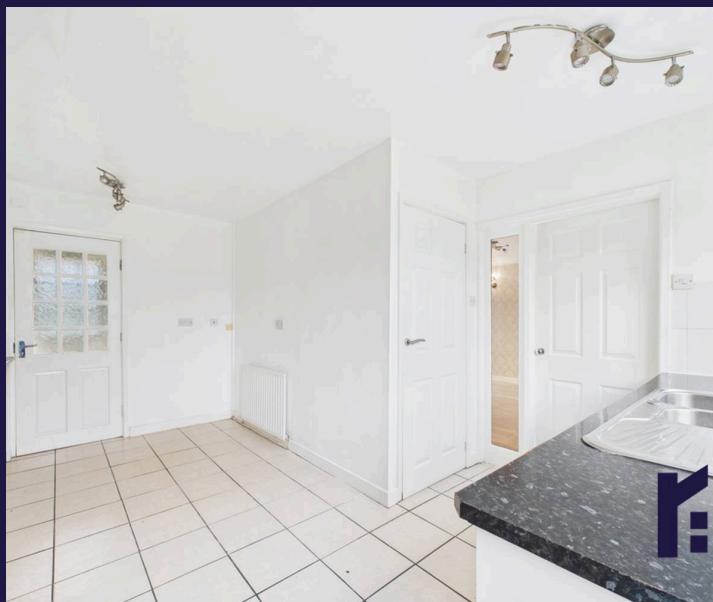
Internally, the property offers a spacious living room that is bright and airy, enhanced by windows on two elevations.

The kitchen is well proportioned and fitted with a range of floor and ceiling-mounted storage units, with ample space to accommodate a dining table. There is provision for an oven, plumbing for either a washing machine or dishwasher, and appropriate power points. A useful pantry cupboard provides additional storage. Off the kitchen, there is access to a further vestibule area, also offering practical storage space.

The rear garden is generously sized and enjoys a north-east aspect. It includes a gravelled area that is ideal for outdoor furniture during the summer months.

Upstairs, there are three double bedrooms, one of which is more compact. The bathroom and toilet are arranged separately, and the landing provides access to a loft hatch for additional storage.

Do give us a call to book your viewing and make this property yours. Council tax A, EPC D, Freehold.



A great property for first time buyers and investors. This end-terrace property benefits from a desirable corner plot position and dedicated parking spaces. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

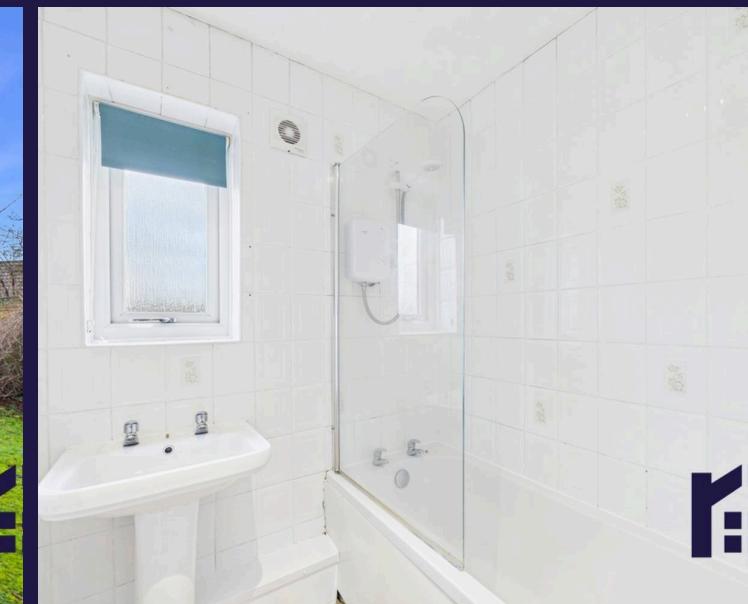
- End terrace home
- Dining kitchen
- Dedicated parking spaces
- Virtual tour
- Good sized garden
- Spacious living room



Eccleston Branch
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk

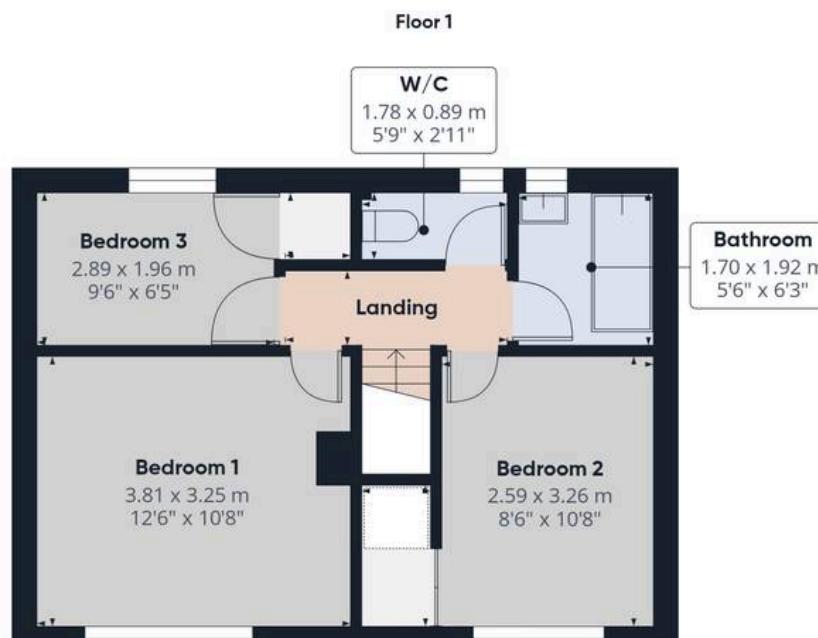




Approximate total area⁽¹⁾

74.7 m²

805 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.

