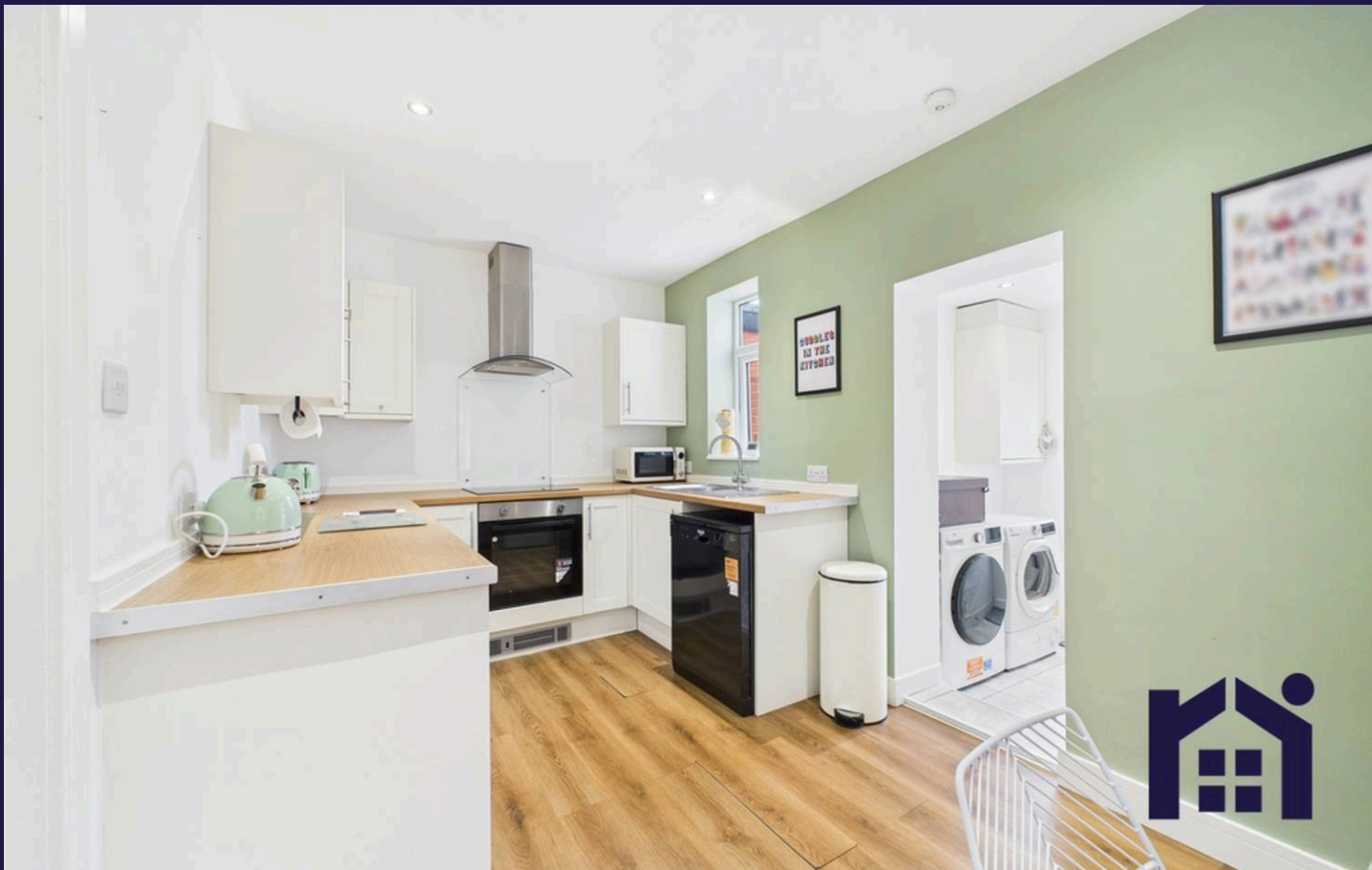


HOME  TRUTHS

Broadfield Drive, Leyland

PR25 1GJ





This lovely home offers comfortable, easy living with a great layout, parking for two cars, and a private south-west facing garden that's perfect for relaxing and enjoying the sunshine. With three good-sized bedrooms and flexible living space, it's a home that suits everyday life really well. At the front of the property there's a driveway with space for two cars. You enter into a welcoming hallway, with the living room just to the left. This is a cosy space with a bay window, making it a great spot to unwind. To the rear is a spacious kitchen dining room with plenty of room for a table, ideal for family meals or entertaining. It comes with an integrated oven & hob, plumbing for a dishwasher, and useful under-stairs storage that's currently home to a very well-loved dog. Just off the kitchen is a handy utility area with plumbing for a washing machine and the boiler, plus a door out to the garden. The family bathroom is also accessed from here which comprises of a bath with overhead shower, toilet and wash hand basin. Upstairs, the landing has loft access. The main bedroom features a bay window and its own adjoining WC. The second bedroom is a comfortable double, currently used as a dressing room, while the third is another double that works perfectly as a home office or guest room. Outside, the garden is private and south-west facing, so it catches the sun nicely. There's decking at the front for sitting out and relaxing, with the rest of the garden laid to lawn.



52 Broadfield Drive

Leyland, Leyland

This lovely home offers comfortable, easy living with a great layout, parking for two cars, and a private south-west facing garden that's perfect for relaxing and enjoying the sunshine. With three good-sized bedrooms and flexible living space, it's a home that suits everyday life really well.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Cosy bay fronted living room with laminate flooring
- Spacious kitchen dining room with utility area
- Three double bedrooms, including master bedroom with adjoining WC
- Virtual tour
- Private south west facing garden with decking

HOME  TRUTHS

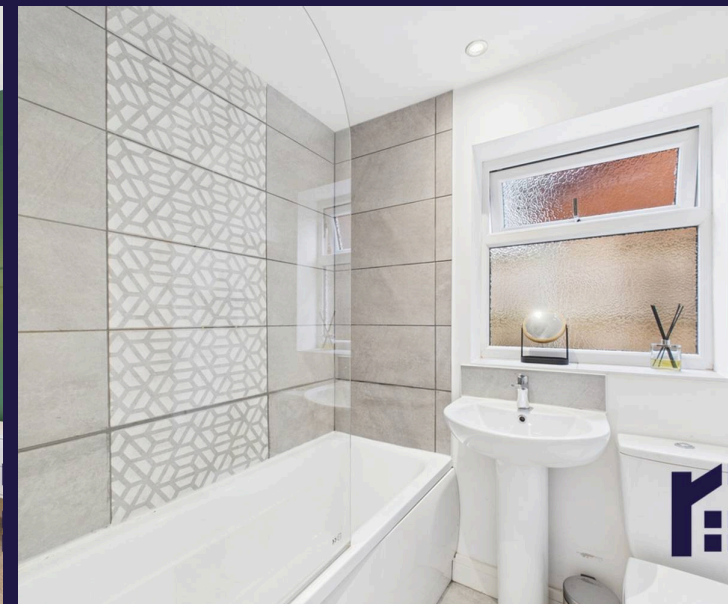
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Floor 1



Floor 2



Approximate total area⁽¹⁾

59.5 m²
640 ft²

Reduced headroom

0.6 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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