

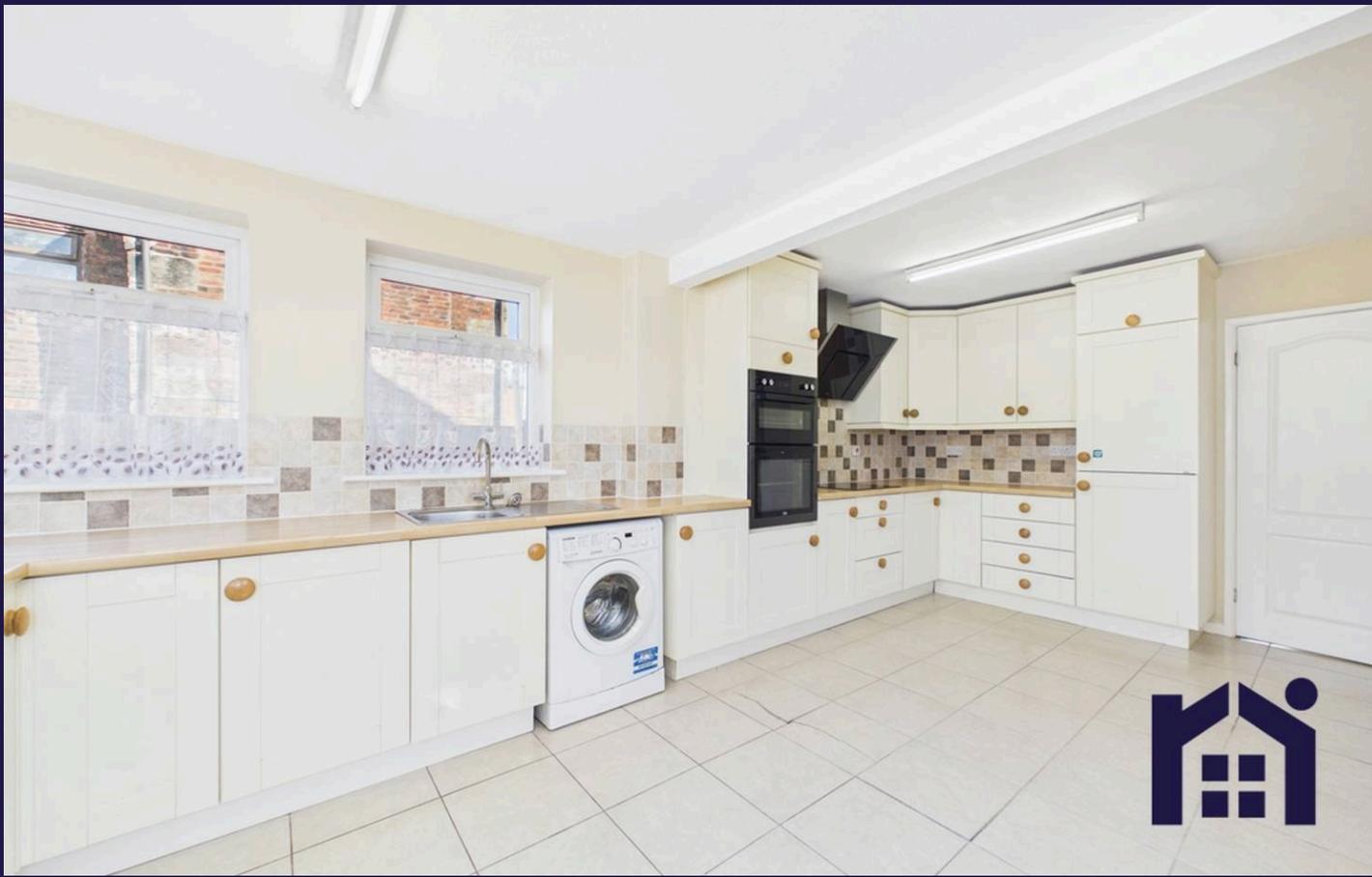
HOME  TRUTHS



Leyland Lane, Leyland

PR25 1TB





Situated in a desirable town location, this well-presented two double bedroom property offers generous living space, excellent practicality and great accessibility.

The property welcomes you with a porch leading into a spacious hallway, creating a bright and inviting first impression. The heart of the home is the light and airy kitchen diner overlooking the garden, offering ample worktop and cupboard space. The kitchen benefits from an integrated electric oven, electric hob with extractor fan, integrated fridge/freezer, and designated space for both a washing machine and tumble dryer. The spacious lounge provides a comfortable living area, complete with an electric fire, making it a cosy yet versatile space for relaxing or entertaining. There are two well-proportioned double bedrooms, both offering plenty of natural light and space for freestanding furniture. The bathroom comprises a wash hand basin, WC, jacuzzi bath and mixer shower, providing both comfort and convenience.



Externally, the property features a resin outdoor area designed for low maintenance and easy accessibility. To the front and side, there is space for two cars along with a car port.

Additional benefits include a part-boarded loft with light and ladder access, offering excellent storage and potential for further use (subject to necessary permissions). The boiler is also located in the loft area.

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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- True bungalow
- Two bedrooms
- Spacious dining kitchen
- Low maintenance outdoor space
- Virtual tour

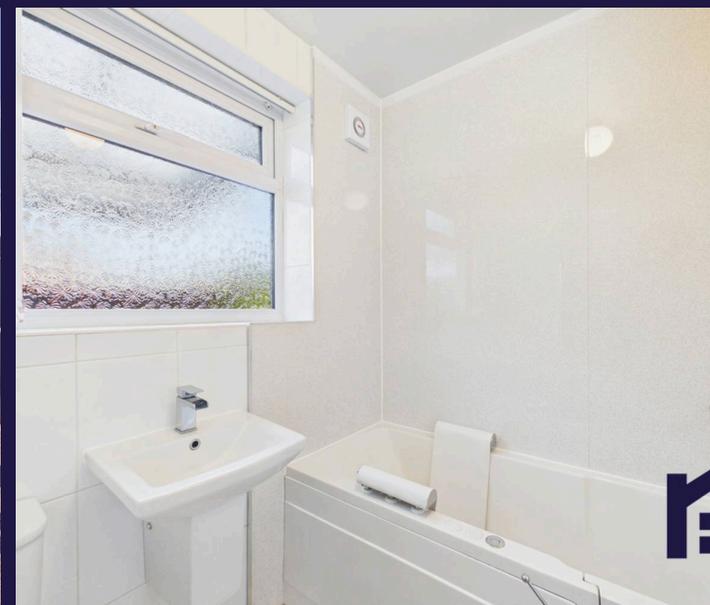


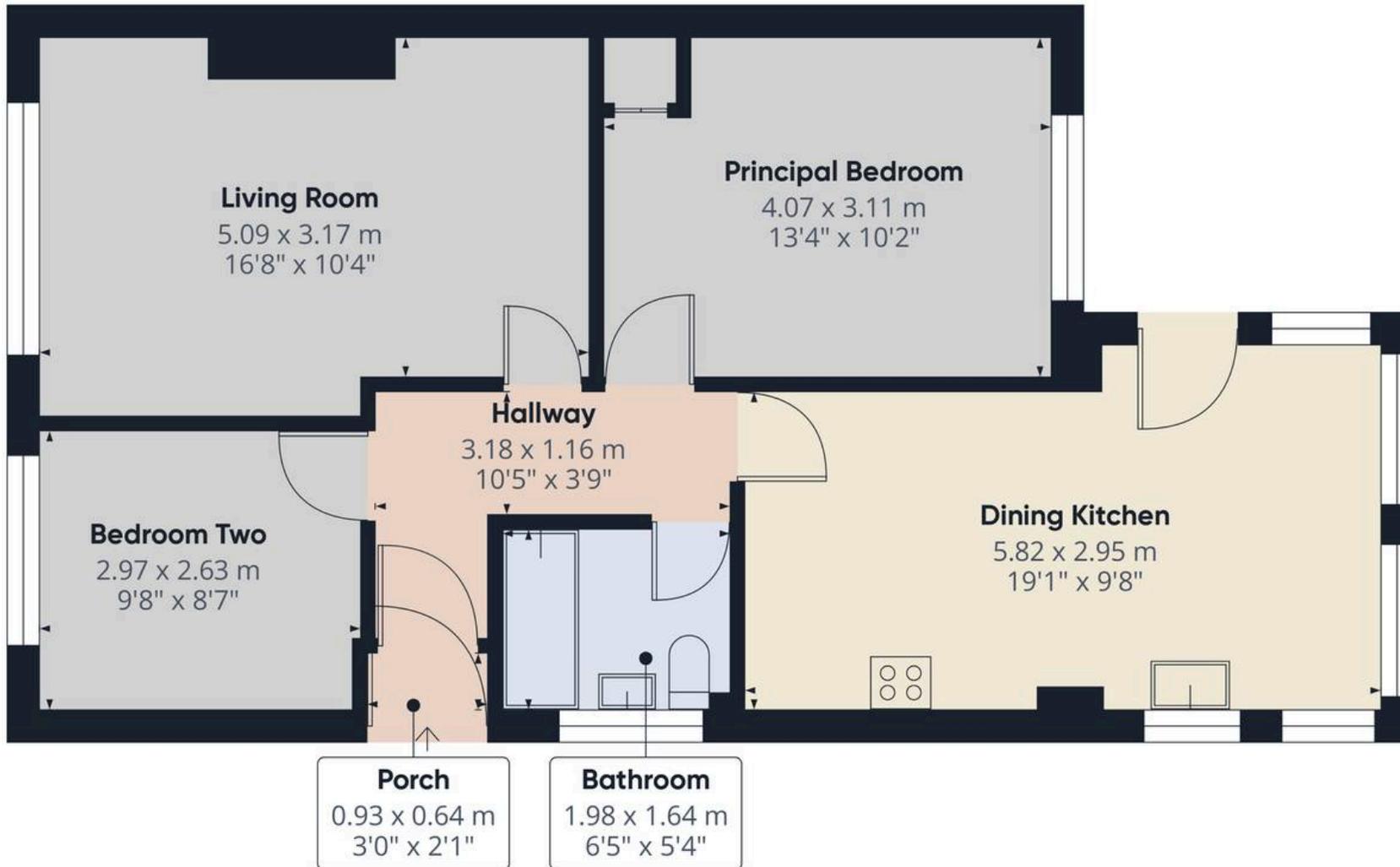
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Approximate total area⁽¹⁾

64.7 m²
696 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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