

Slater Lane, Leyland

PR25 1TL





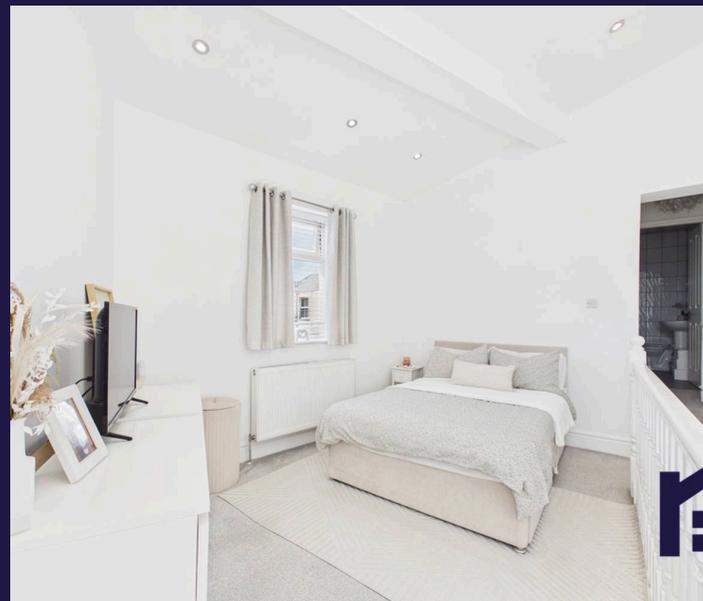
Wonderfully characterful two bedroom property in a popular residential area, ideally located within easy reach of town centre amenities, primary transport routes and countryside walks — perfect for first-time buyers or as a stylish pied-à-terre.

Step into the fabulous open-plan living space, full of charm and personality, creating a welcoming area for both relaxing and entertaining. From here, head up to the dining kitchen, which comprises a range of wall and base units with integrated induction hob, electric oven and grill, and housing the Main combi boiler.

Step outside into the private courtyard garden, a delightful and low-maintenance space that enjoys the morning sun and late afternoon warmth — ideal for unwinding at any time of day.

Back inside, stairs rise to the first floor, where bedroom one is a comfortable double. Bedroom two is currently used as a dressing room, offering flexibility to suit your needs. Completing the accommodation, the bathroom features a massage shower in cubicle, wc, wash hand basin, fully tiled elevations and ladder heated towel rail.

A charming home with plenty of personality in a convenient location.



Wonderfully characterful two bedroom property in a popular residential area, ideally located within easy reach of town centre amenities, perfect for first-time buyers or as a stylish pied-à-terre.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- Delightful two bedroom property
- Open plan ground floor
- Courtyard garden
- Virtual tour
- Close to amenities



HOME  TRUTHS

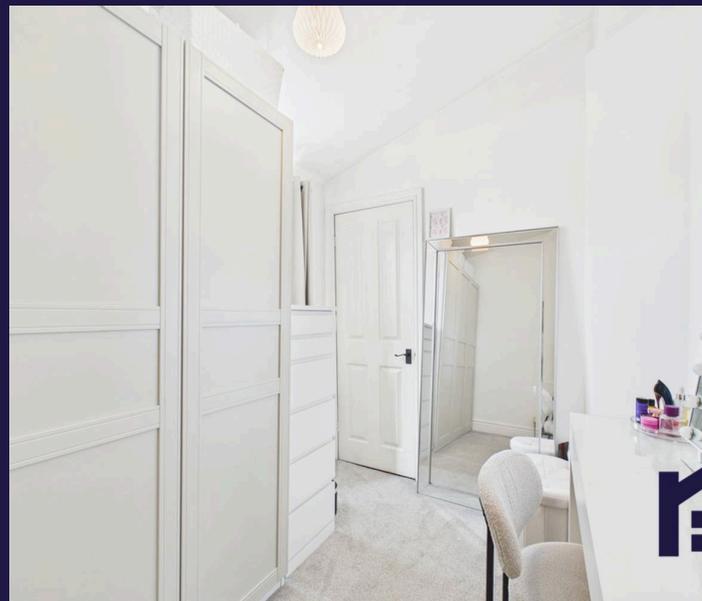
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Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
50.3 m<sup>2</sup>  
540 ft<sup>2</sup>

**Reduced headroom**  
1.5 m<sup>2</sup>  
17 ft<sup>2</sup>

(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.