



redrose

18 Harlech Drive
 , Leyland, PR25 4YX

Seldom available in this sought-after location, this exceptional extended family home sits on what is arguably the largest plot in the area. Boasting five bedrooms (potentially six), the property features a spacious dual-aspect lounge/diner, a stunning newly fitted kitchen, and an additional reception room that can also serve as a ground-floor bedroom with an en-suite. The beautifully maintained and well-established rear garden extends over 30 feet, providing a tranquil outdoor space. A long driveway offers ample parking for multiple vehicles and leads to two versatile workshops—ideal for storage or hobbyists. This fantastic home is offered for sale with no onward chain. the property has been redecorated and carpeted throughout.

£320,000

EPC Rating 73 C'





Property Description

OUTSIDE FRONT

With a great frontage laid mainly to lawn, impressive driveway for several vehicles and decorative wrought iron gate and dwarf wall surrounding. pathway leading to front door.

PORCH

5' 10" x 3' 7" (1.8m x 1.1m) UPVc front door and windows leading to useful entrance porch with double French doors to hallway.

HALLWAY

13' 1" x 5' 10" (4.0m x 1.8m) Spacious entrance hallway with doors to ground floor rooms, stairs to first floor, ceiling light point and radiator.

LOUNGE/DINER

25' 3" x 9' 10" (7.7m x 3.0m) Dual aspect lounge/diner with double glazed bay window to front, feature fireplace and patio doors to rear. Ceiling light point, radiator and doors to hallway and kitchen.





KITCHEN/BREAKFAST ROOM

17' 8" x 9' 10" (5.4m x 3.0m) Impressive newly fitted high spec kitchen with integrated fridge/freezer, oven, combi oven, wine cooler and induction hob with extractor. The kitchen cupboards are contemporary with contrasting worktops and concealed LED lighting. Composite sink and drainer with mixer tap, double glazed window to rear and double glazed door to rear. Space for washing machine and tumble dryer.

SECOND RECEPTION/GROUND FLOOR BEDROOM

9' 6" x 12' 9" (2.9m x 3.9m) Part of the double extension to the side this room could be used as an office, playroom or further bedroom with en suite bathroom. Double glazed window to front, ceiling light point and radiator. Door to hallway and en suite.



EN SUITE

3' 9" x 9' 6" (1.15m x 2.9m) Great size en suite with corner shower enclosure, low level WC, wash hand basin with vanity unit, ceiling light point, radiator and vinyl flooring.

FIRST FLOOR

Stairs from ground floor leading to first floor landing. Doors to all rooms and 2 loft hatch access points.

BEDROOM ONE

13' 5" x 8' 6" (4.1m x 2.6m) Double glazed window to front, ceiling light point and radiator.

BEDROOM TWO

9' 6" x 10' 2" (2.9m x 3.1m) Double glazed window to rear, ceiling light point and radiator.

BEDROOM THREE

10' 5" x 9' 6" (3.2m x 2.9m) Double glazed window to front, ceiling light point and radiator.

BEDROOM FOUR

9' 6" x 13' 1" (2.9m x 4.0maxm) Double glazed window to front, ceiling light point and radiator.

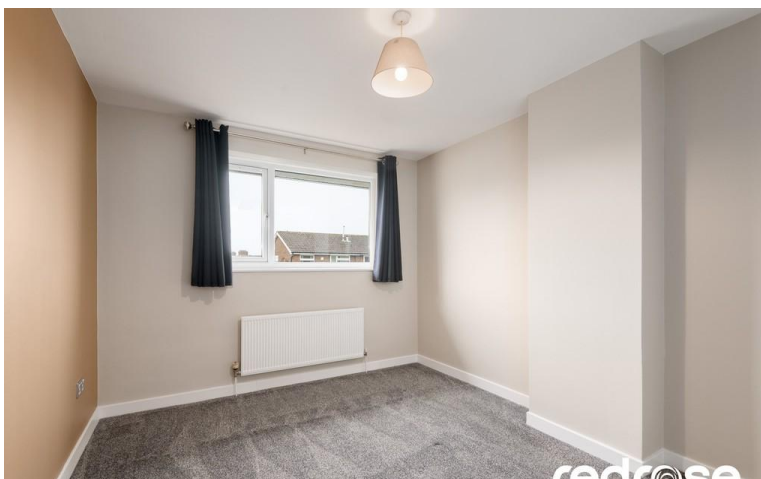


BEDROOM FIVE

6' 6" x 10' 2" (2.0m x 3.1m) Double glazed window to front, ceiling light point and radiator.

FAMILY BATHROOM

6' 6" x 5' 10" (2.0m x 1.8m) Three piece bathroom suite with bath and shower over, low level WC and wash hand basin. Tiled flooring, ceiling light point and double glazed window to rear.





REAR GARDEN

5' 2" x 27' 10" (1.6m x 8.5m) Much larger than average rear garden laid mainly to lawn with established planting and trees. Large patio area and side gate access to parking, car port and workshop.

OUTBUILDINGS/WORKSHOP

35ft car port and workshop perfect for tinkering around or an ideal man cave. This provides so much storage for all your gardening equipment and much more.



Aerial boundary view for illustrative purposes only

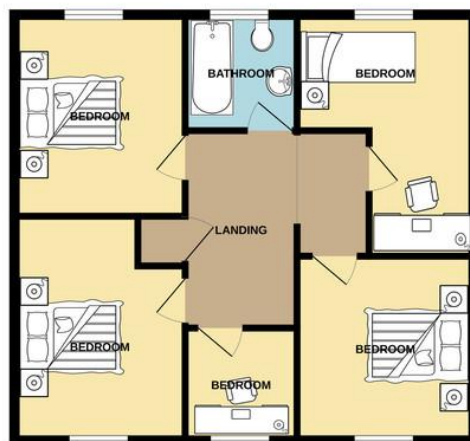




GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements