



redrose

43 Elm Grove
Leyland, PR25 5PH

Set within a peaceful and well-maintained park, this beautifully presented three-bedroom park home offers spacious, single-level living on a substantial plot. Immaculately maintained throughout, the home features a bright and airy living area, a well-equipped modern kitchen, and three generously sized bedrooms...

£214,995

EPC Rating 'TBC'





Property Description

HALLWAY

A welcoming hallway light and airy with fitted cupboard and a feature unit with glass shelving.

LOUNGE

19' 6" x 11' 5" (5.955m x 3.500m) A spacious lounge open plan to the dining area. Feature fireplace, Dual Aspect double glazed windows and two double glazed windows to the side and two double panel radiators.

DINING AREA

10' 0" x 8' 6" (3.052m x 2.592m) With archway leading to the lounge, this dining area has a double glazed window to the front aspect and double panel radiator

KITCHEN

9' 3" x 8' 11" (2.826m x 2.742m) Fitted with a range of wall and base units with complimentary work surfaces over. Bowl and a half sink, drainer and mixer tap. Integral double electric oven with four ring gas hob and extractor hood and light. Part tiled walls. Space for white goods and





double glazed window.

MASTER BEDROOM

12' 6" x 10' 0" (3.834m x 3.055m) A light and airy master bedroom served by an ensuite. Double fitted wardrobes with hanging space and dressing table. Double glazed window to the front and double panel radiator.

ENSUITE BATHROOM

6' 7" x 7' 2" (2.030m x 2.206m) Fitted with a three piece suite comprising a panel corner bath with low level shower fitting, wash hand basin inset into vanity unit and low level W.C Double glazed frosted window to the rear aspect.



BEDROOM TWO

10' 0" x 8' 3" (3.051m x 2.525m) Another great size room with double glazed window to the front aspect, double panel radiator and double fitted wardrobes

SHOWER ROOM

Fitted with a three piece suite comprising walk in enclosed shower cubicle, Pedestal wash hand basin and low level W.C. Double glazed frosted window to the rear aspect and double panel radiator.

BEDROOM THREE

6' 7" x 6' 9" (2.018m x 2.080m)

EXTERNALLY

This property boasts an extensive, beautifully maintained garden that wraps around three sides of the home, offering a rare sense of space, privacy, and outdoor enjoyment. Predominantly laid to lawn, the garden is interspersed with a variety of mature plants, shrubs, and flower beds, providing year-round colour and interest.

Whether you enjoy gardening, entertaining, or simply relaxing in the fresh air, this generously sized outdoor space offers endless possibilities. With plenty of room for seating areas, a greenhouse, or even a vegetable patch, the garden is a true highlight of the property- perfect for those who value both beauty and versatility in their outdoor surroundings.







GROUND FLOOR
1326 sq.ft. (123.2 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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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