



## 22 Leyland Road, Preston, PR1 9XS £150,000

Bradley Taylor is pleased to offer this fantastic 2-bedroom home for sale. Built during one of the most popular construction periods, this lovely red brick terraced house is full of character. The current owners have substantially extended the house to create an amazing family room at the rear, perfect for family living and entertaining guests.

Large double doors lead seamlessly into a spacious rear garden, which backs onto woodland. This tranquil retreat, with abundant wildlife, is ideal for unwinding at the weekend or after work. There is also a small garden at the front of the property.

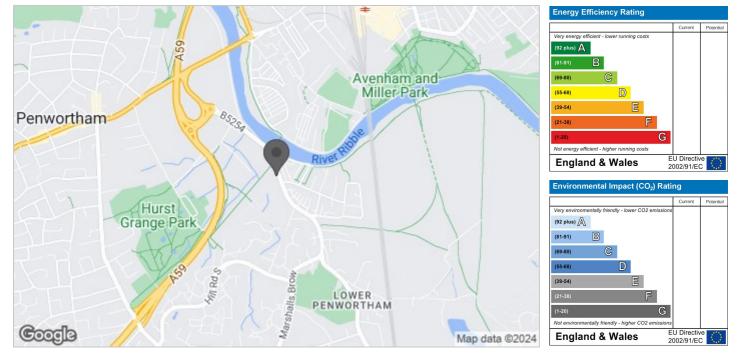
The staircase features a modern touch with glass paneling, blending contemporary design with the home's original charm. The house has been well looked after and is in great condition. Please get in touch to ask any questions or to arrange a viewing.

## Floor Plan



## Area Map

## **Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.