

FOR SALE

89, Hedgerows Road, Leyland, PR26 7JR



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A remarkable 5 bed home with extended open plan kitchen & outstanding garden with outside kitchen.



- Exclusive five bed detached house
- Outstanding garden / outside living
- 3 bathrooms & home office / study
- Underfloor heating in rear extension
- Stunning open plan living kitchen
- Workshop & integral garage
- Gas central heating & double glazing
- 2333 SQ.FT. in total

This remarkable property stands out within a highly desirable semi-rural modern development, featuring a double-storey side extension, a wrap-around single-storey rear extension, and a thoughtfully reconfigured layout complemented by extensive interior upgrades. Nestled on the outskirts of Leyland and the charming village of Ulnes Walton, it perfectly combines convenience and tranquility, offering easy access to the bustling amenities of Leyland's market town and the picturesque countryside trails nearby.

This exceptional property offers over 2,300 square feet of high-quality living space, boasting five generously sized bedrooms, three bathrooms, a stylish lounge, and a self-contained home office or study. The standout feature is the rear's extended and reimagined open-plan design, showcasing a high-specification fitted kitchen with a breakfast island, a dining area, and a spacious family living zone. This area is ideal for entertaining and socialising, enhanced by underfloor heating, skylights, and full width sliding doors that flood the space with natural light and create a seamless connection to the outdoors.

The beautifully landscaped gardens are equally impressive, featuring dedicated outdoor lighting, a covered outdoor kitchen and dining area complete with a wood-burning pizza oven and BBQ grill/cooker. An artificial lawn and paved patio provide additional outdoor living space, perfect for enjoying the sunny westerly aspect. The garden's privacy is ensured by its backdrop of trees and open green space.

Additional benefits include a dedicated utility room, a ground-floor WC, an integral garage, and off-road parking for up to four cars, complete with an EV charging point. This home truly blends luxury, practicality, and outdoor living in a stunning package.

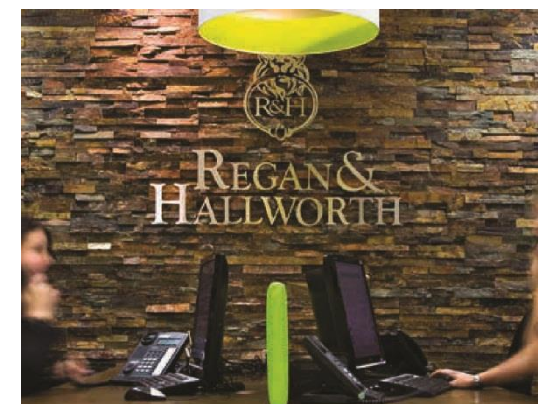




REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 2233 sq.ft. (207.5 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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WIGAN OFFICE

4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

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@reganhallworth

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www.reganandhallworth.com