



20 Roadtrain Avenue, Leyland, PR26 7BE
£262,500

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

This beautifully designed Kingsville house type by Barratt Homes, located in the highly sought-after Centurion Village development, offers an exceptional opportunity for modern living. This freehold semi-detached property is spread over three spacious floors, providing flexibility to accommodate a range of lifestyle needs with its 3/4 bedroom layout. Whether you need a dedicated office space, a playroom, or an extra bedroom, the versatile design makes this home ideal for growing families or professionals who need adaptable living spaces.

Situated close to Leyland town centre, the home benefits from a wide range of amenities, including shops, restaurants, and highly regarded schools. Additionally, the location provides excellent travel links with easy access to both the M6 and M61, making commuting to nearby cities like Preston and Manchester effortless.

One of the main highlights of this property is its upgraded kitchen, which has been enhanced with worktops and a full suite of integrated appliances with many upgrades throughout. The kitchen extends into a stylish dining area with patio doors that lead directly to the large rear garden, creating a seamless indoor-outdoor flow that's perfect for family gatherings or entertaining friends. Throughout the home, you'll find upgraded lino flooring, adding a contemporary feel.

The main bedroom on the upper floor boasts its own private en-suite, offering comfort and privacy for the homeowners. The other bedrooms are well-sized and designed to offer plenty of natural light. The property's double driveway is a fantastic addition offering off road parking, while the generous plot size enhances the overall appeal with plenty of outdoor space for relaxation.

This property is truly a gem, combining modern design, a practical layout, and premium finishes throughout, making it ready for you to move in and enjoy. Plus, being part of a complete chain, the purchasing process is set to be as smooth as possible, ensuring peace of mind.

Council Tax - C

Tenure - Freehold. Management charge to be confirmed once development complete

EPC - B

Study / Bedroom 4

Kitchen/ Living area / Dining room 18'8" x 12'5" (5.7 x 3.8)

Integrated appliances, upgraded worktop with many additional extras throughout

Study / Bedroom 4 8'10" x 5'10" (2.7 x 1.8)

Home office - or bedroom 4 offering flexible living

W/C 5'2" x 2'7" (1.6 x 0.8)

2 piece ground floor W/C

1st Floor

Spacious and airy landing

Master Bedroom 12'1" x 9'10" (3.7 x 3.0)

Integrated wardrobes with access to ensuite

Ensuite 6'10" x 4'11" (2.1 x 1.5)

Free standing showering ensuite for master bedroom

Lounge 12'5" x 10'2" (3.8 x 3.1)

Large 1st lounge

2nd Floor

Bedroom 2 12'9" x 11'5" (3.9 x 3.5)

Integrated wardrobes - large bedroom

Bathroom 5'6" x 5'2" (1.7 x 1.6)

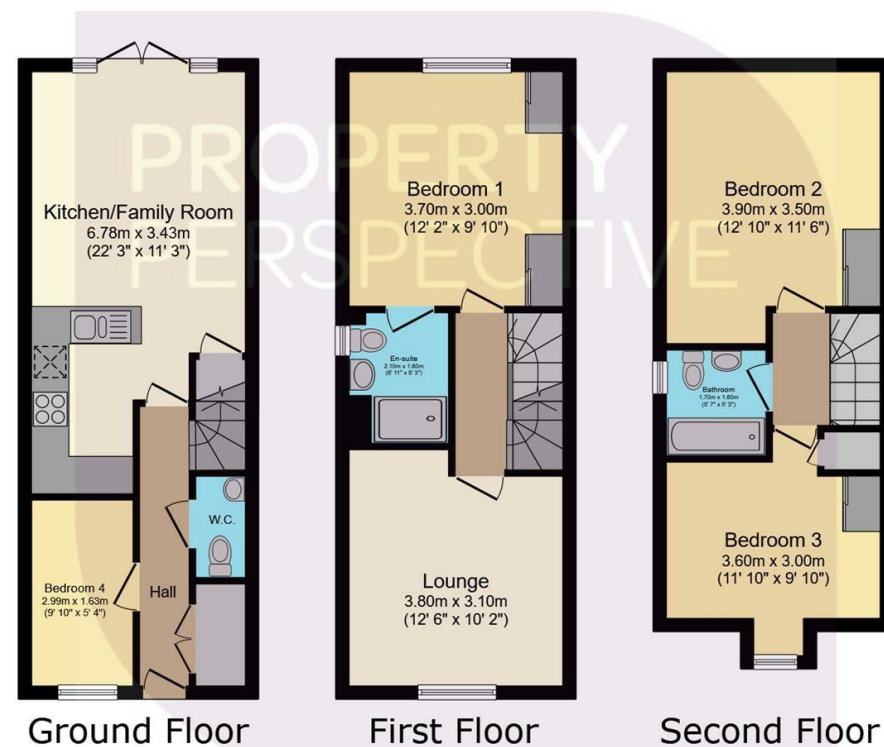
Modern family bathroom

Bedroom 3 11'9" x 9'10" (3.6 x 3.0)

Modern bedroom finish currently being used as a dressing room and includes a integral storage cupboard

External

Large rear garden, double drive way with off road parking



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io