



Parish Gardens, Leyland, PR25 3UF

£215,000

STUNNING FAMILY HOME!!! We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Leyland.



80 Parish Gardens, Leyland, PR25 3UF

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Leyland. Benefiting from spacious living accommodation set over 3 floors, impressive master bedroom with en-suite and cul-de-sac plot position.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner and WC/cloaks. To the first floor 2 bedrooms, family bathroom and to the 3rd floor, a large master bedroom with access through to a spacious ens-suite.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially the M6 with being commutable within 5 minutes.

LEASEHOLD - £250pa ground rent & £150pa service charge
COUNCIL TAX BAND - C

GROUND FLOOR

Lounge 12'3" x 12'10" (3.75 x 3.93)
High quality wood effect laminate flooring with bi-fold patio doors leading to the rear garden

Kitchen/diner 9'11" x 17'10" (3.03 x 5.46)
High gloss tile flooring with access through to the lounge area. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, washing machine and fridge-freezer

WC/cloaks
Tile flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 12'10" x 12'3" (3.93 x 3.75)
Carpet flooring with window to the rear elevation, curtains and fitted wardrobes

Bedroom 6'2" x 10'11" (1.90 x 3.33)
High quality wood effect vinyl flooring with window to the front elevation, curtains and blind

Bathroom
High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen and radiator

SECOND FLOOR

Bedroom 12'11 x 17'8 (3.94m x 5.38m)
Carpet flooring with Velux-style windows, blind and fitted wardrobes

En-suite
Tile flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail, spotlighting and surround tile decor

EXTERNAL
Well presented rear garden enclosed by panel fencing with artificial grass and elevated decking area, taking advantage of a sunny aspect. Ample parking to the front of the property, capable of accommodating 3 vehicles.





