



Heatherleigh, Leyland, PR26 7QF

£340,000

STUNNING FAMILY HOME!!! We are proud to be able to present to you this beautifully presented and maintained 4 bedroom detached house, situated on the outskirts of Leyland!



52 Heatherleigh, Leyland, PR26 7QF

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 4 bedroom semi-detached house, situated on the outskirts of Leyland.. Benefiting from modern sophisticated decor throughout, deceptively spacious living accommodation and a lovely landscaped rear garden.

The living accommodation briefly comprises of; stunning open plan kitchen/diner/family area, snug, dining room, utility and WC/cloaks. To the first floor, 4 spacious bedrooms, en-suite shower room and family bathroom.

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, offering excellent commute links into Preston and Manchester.

FREEHOLD
Council tax band - D

GROUND FLOOR

Snug 11'10" x 8'8" (3.61m x 2.65m)
Carpet flooring with the window to the front

Kitchen area 8'10" x 14'2" (2.70m x 4.32m)
High quality vinyl flooring with blind. A range of fitted kitchen units, worktops and breakfast island with integrated double oven, hob and dishwasher. Open aspect through to the family area

Family area 11'6" x 15'5" (3.53m x 4.71m)
High quality vinyl flooring with bi-folding patio doors leading to the landscaped rear garden, spotlighting, blind and open aspect through to the dining area

Dining area 8'5" x 10'4" (2.58m x 3.15m)
High quality vinyl flooring with spotlighting

Utility 5'0" x 7'11 (1.52m x 2.41m)
High quality vinyl flooring with plumbing for washing machine

WC/cloaks
High quality vinyl flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 15'1" x 13'5" (4.61m x 4.11m)
Carpet flooring with window to the front elevation and blind

En-suite
Tile flooring with 2 piece bathroom suite in white, separate showering enclosure, spotlighting, radiator and tiled decor

Bedroom 14'3" x 8'9" (4.35m x 2.67m)
Carpet flooring with window to the front elevation, curtains and blind

Bedroom 8'5" x 8'11" (2.58m x 2.72m)
Carpet flooring with window to the rear elevation, curtains and blind

Bedroom 9'8" x 8'2" (2.97m x 2.49m)
Carpet flooring with window to the rear elevation, curtains and blind

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

EXTERNAL
Beautifully presented and landscaped rear garden, enclosed by panel fencing with tiled patio area and high quality artificial lawn. Gated access to the side of the property with double driveway to the front, leading to a partially converted integral garage with generous space for storage.





