



96 Parish Gardens, Leyland, PR25 3UT

£215,000

 3  2  1  C

Situated within a private cul-de-sac, this residence enjoys a peaceful environment while being conveniently close to local amenities and parks. This prime location allows for easy access to essential services and recreational areas, making it an excellent choice for those who appreciate both convenience and tranquillity.

The reception room provides the perfect environment for relaxation and entertaining/dining. The modern kitchen is a highlight, featuring contemporary fittings that make cooking a delight. The property is meticulously maintained throughout, ensuring that it is ready for you to move in without the need for any immediate renovations. With three spacious bedrooms and two well-appointed bathrooms, this property is ideal for families or those seeking extra space.

The well-kept gardens surrounding the property enhance its appeal, providing a lovely outdoor space which can be enjoyed throughout the year, along with a lovely summer house with bar to the side of the property.

Early viewings are highly recommended to avoid disappointment, as homes of this calibre in such a desirable location are sure to attract significant interest. Don't miss the opportunity to make this charming house your new home. Leasehold (contact agent for further details) EPC rating C. Council Tax Band C.









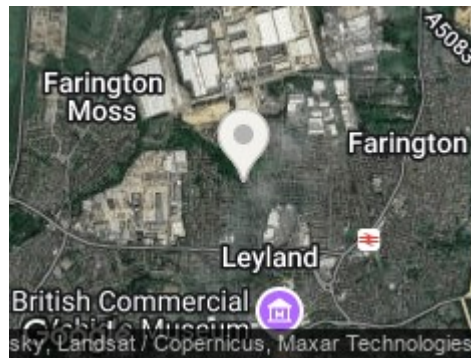




Road Map



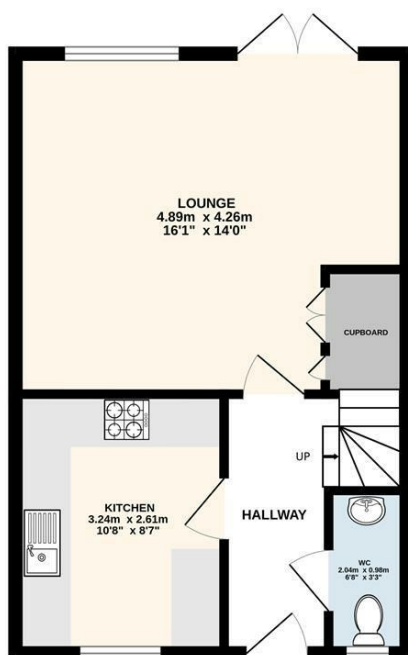
Hybrid Map



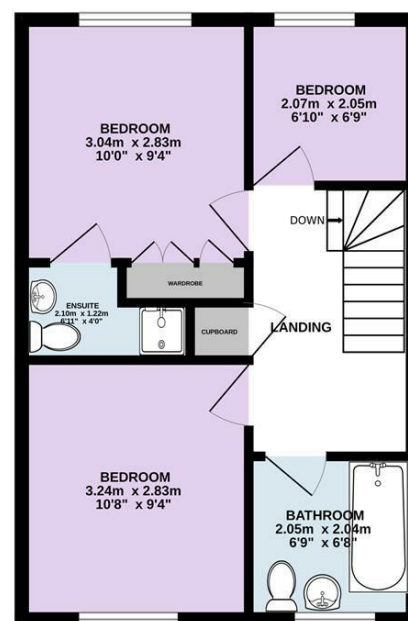
Terrain Map



GROUND FLOOR
36.6 sq.m. (394 sq.ft.) approx.



1ST FLOOR
36.6 sq.m. (394 sq.ft.) approx.



TOTAL FLOOR AREA : 73.3 sq.m. (789 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
Made with Metropix ©2025

Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

Misdescriptions Act

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.