

HOME  TRUTHS



Larchwood Crescent, Leyland

PR25 1RJ

Offers Over **£160,000**





Recently refurbished three bedroom semi detached property including new kitchen, bathroom and flooring, located in a popular residential area close to schools and town centre amenities. Available with no upward chain.

To the front the driveway can accommodate several vehicles and leads to the main entrance. Step into the vestibule and from there to the spacious living room with feature electric fire. To the rear, the dining kitchen comprises a range of wall and base units with electric hob, oven & grill, and space, power and plumbing for additional appliances.

Externally the garden is paved with a lazy lawn, and the detached garage benefits from power and light.

Back inside to the first floor, bedrooms one and two are doubles with bedroom three a comfortable single. The bathroom comprises bath with shower attachment, wc and wash hand basin on floating vanity.

Do give us a call to arrange a viewing and make it yours. Council tax B, EPC D, Freehold.



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi detached property
- Three bedrooms
- Recently refurbished
- Ample parking
- Virtual tour
- No upward chain



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Eccleston Branch  
265 The Green, Eccleston, PR7 5TF  
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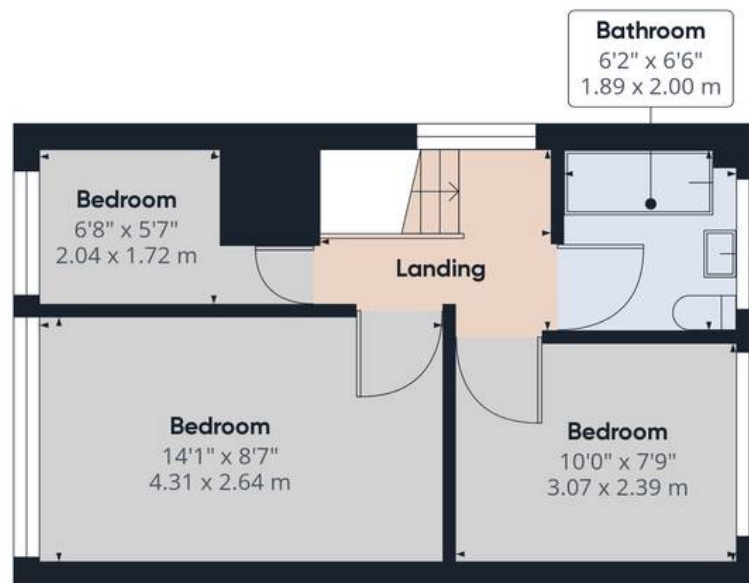
Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
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Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

686.74 ft<sup>2</sup>

63.8 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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