

HOME  TRUTHS

Crawford Avenue, Leyland

PR25 3FN


£245,000



Delightful period semi detached property with south facing rear garden in a popular residential area. Offering over 1200 square feet of accommodation this family home retains a number of original features and is available with no upward chain. The driveway provides ample parking and leads both to the substantial garage and the main entrance. Step into the vestibule with stained glass door and from there to the welcoming hallway. The bay fronted sitting room is to the front and, to the rear, is a large sitting room with tilt and turn patio door to the garden. Completing the ground floor accommodation is the dining room which opens to the kitchen comprising a range of wall and base units with space, power and plumbing for appliances. Step out into the lovely south facing garden with sun terrace and lawn bordered by mature planting including camellia, acers, yew hellebores and drifts of snowdrops. The garage benefits from power and light and has an adjoining shed. Back inside to the first floor bedrooms one and two are good sized doubles to the front and rear respectively with bedroom three a comfortable single. The bathroom has accessible shower and wash hand basin and there is a separate wc. In the catchment area for Balshaw High School and within easy reach of Runshaw College and the wonderful Worden Park this is a lovely place to call home.



Delightful period property with south facing rear garden in a popular residential area. Over 1200 square feet this family home retains a number of original features and has no upward chain. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three bed period property
- Over 1200 square feet of accommodation
- Virtual tour
- Ample parking
- South facing garden
- No upward chain



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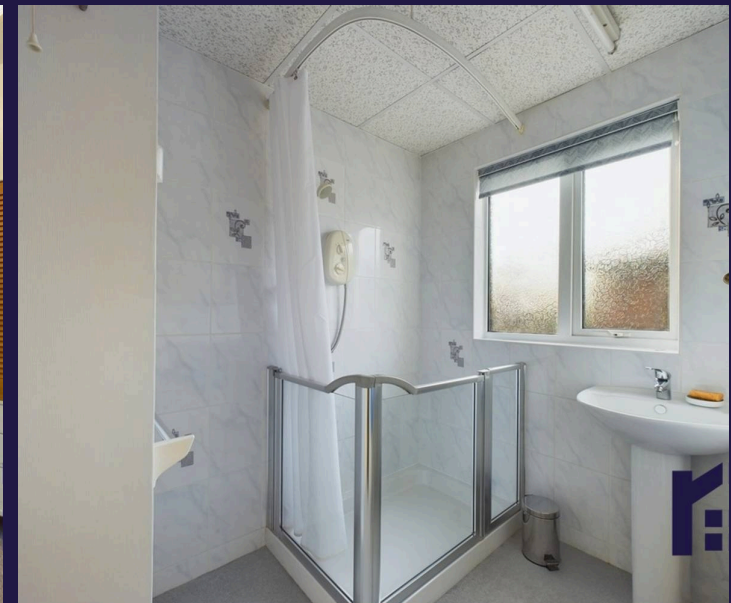
Eccleston Branch

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01257 451673

Coppull Branch

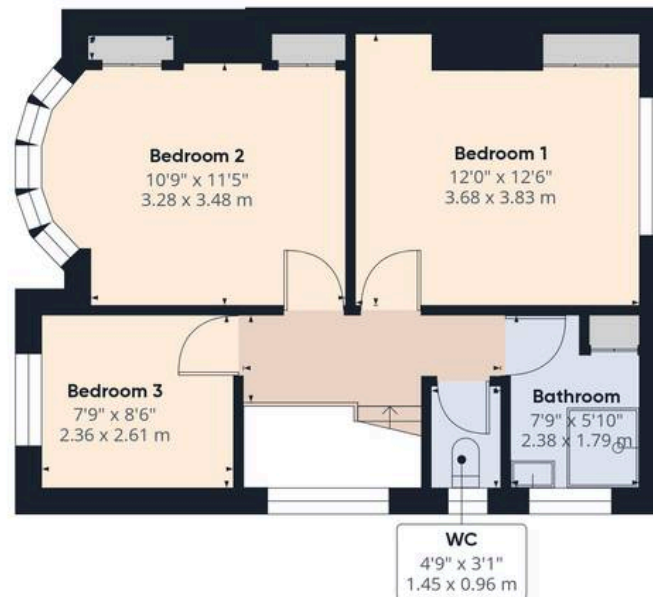
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Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

1079.72 ft²

100.31 m²

Reduced headroom

9.05 ft²

0.84 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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