

HOME  TRUTHS

Evergreen Avenue, Leyland

PR25 3AW

In Excess of £595,000







Cuileann House is a spacious, individual property on a corner plot in a quiet cul de sac within easy reach of town centre amenities, excellent schools and colleges and the beautiful Worden Park. With almost 2,000 square feet of versatile accommodation and five double bedrooms, this is a first class family home and available with no upward chain. The tarmac driveway can accommodate three vehicles and leads past the garden, planted with mature shrubs, to the double garage, with additional loft storage, and to the main entrance. Step into the welcoming hallway with cloakroom off comprising tiled flooring, wash hand basin and wc. The snug makes an excellent study or home office with bay window seat, and, to the rear, the gorgeous living room has log burning stove, window seat overlooking the garden and double doors opening to the heart of the house. With plenty of space for dining and comfortable furniture, vaulted ceiling, views over the garden and plenty of natural light, the kitchen area comprises a range of wall and base units with breakfast bar, larder cupboard and integrated appliances including gas hob, double electric oven and grill, refrigerator, freezer and dishwasher. A separate utility room has space, power and plumbing for additional appliances, sink and storage, and also houses the central heating boiler. With separate external access it makes an excellent boot room where you can wash down muddy children and pets. Step outside into the secure, fully fenced west facing garden with summerhouse, wildflower area, herb garden and a number of fruit trees including eating cherry, early and late pears, plums and apples, and baking apple giving not only produce, but beautiful blossom in the spring.





A discrete productive area has raised beds with raspberries, strawberries, blueberry and asparagus as well as a greenhouse for more tender plants. And, if you just want to sit and relax, the private seating area fits the bill. Back inside stairs lead to the first floor with the master bedroom benefiting from a bay window, fitted wardrobes and en suite comprising wash hand basin in vanity, wc and mixer shower in cubicle. Bedrooms two and three also have fitted wardrobes, with bedroom four being an additional home office. The bathroom comprises bath with screen and mixer shower over, wc and wash hand basin. Stairs lead up to the second floor which would support multi generational living with views across roof and treetops to St Andrews Church and Worden Park. Both bedrooms can accommodate a double with bedroom five having en suite comprising electric shower in cubicle, wc and wash hand basin in vanity.



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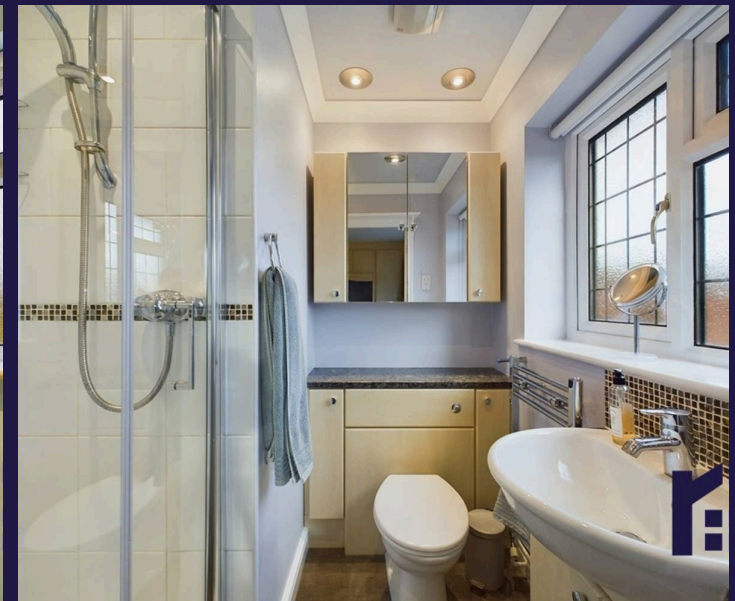
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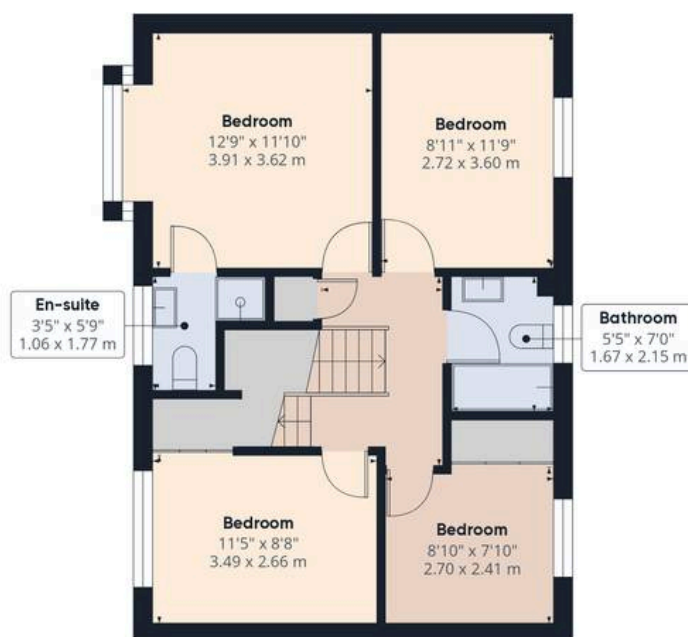
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Floor 1



Floor 2



Floor 3

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

1987.55 ft<sup>2</sup>

184.65 m<sup>2</sup>

**Reduced headroom**

128.97 ft<sup>2</sup>

11.98 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

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