

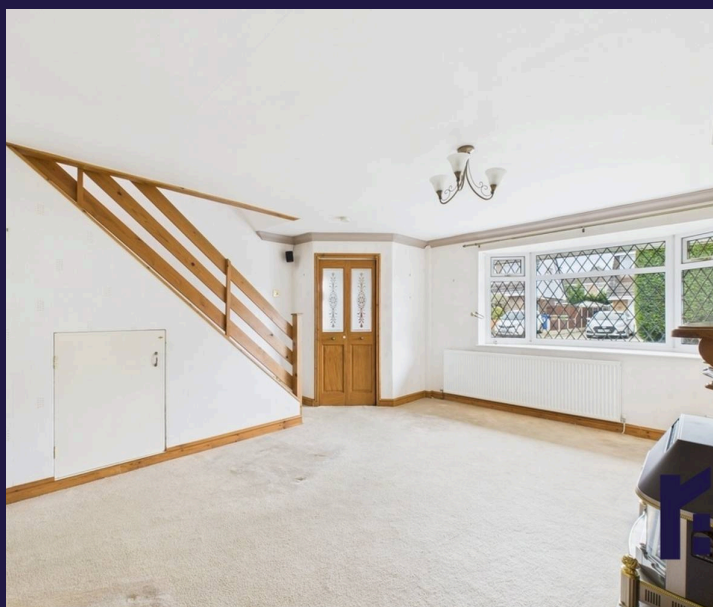
HOME  TRUTHS



Kellet Avenue, Leyland

PR25 5TE





Well proportioned three bedroom semi detached property in a popular residential area with detached garage, ample parking and over 900 square feet on offer. Available with no upward chain. To the front the driveway can accommodate a number of vehicles and leads both to the garage and the main entrance. Step into the vestibule and from there to large living room with gas fire. To the rear the dining kitchen comprises a range of wall and base units with integrated dishwasher and space, power and plumbing for appliances. A good sized conservatory leads off and gives a contemporary family room feel to this space as well as benefiting from temperature and rain sensor controlled skylight. Patio doors take you out to the rear garden with secure parking, garage, lawn and two seating areas where you can relax and entertain. Back inside stairs lead to the first floor landing with ladder access to the boarded loft with power, light and ethernet connections. Bedrooms one and two are doubles to the front and rear respectively with bedroom three fitted out as a home office. The bathroom comprises bath with screen and electric shower over, wash hand basin and wc. Within easy reach of town centre amenities and the delightful Cuerden Valley this is an excellent family home.



Well proportioned three bedroom semi detached property in a popular residential area with detached garage, ample parking and over 900 square feet on offer. Available with no upward chain.  
Council Tax band: B

Tenure: Freehold

- Extended semi detached property
- Three bedrooms
- Ample parking & garage
- Large conservatory
- Virtual tour
- No upward chain

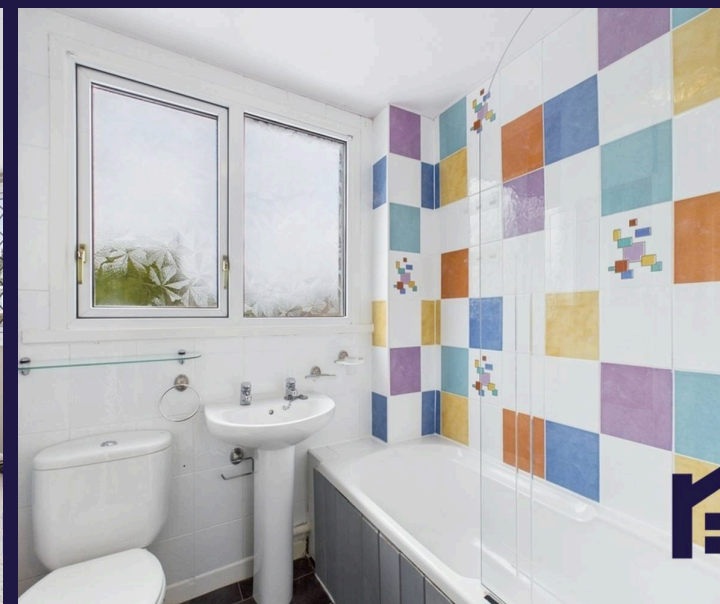


HOME  TRUTHS

Eccleston Branch  
265 The Green, Eccleston, PR7 5TF  
01257 451673

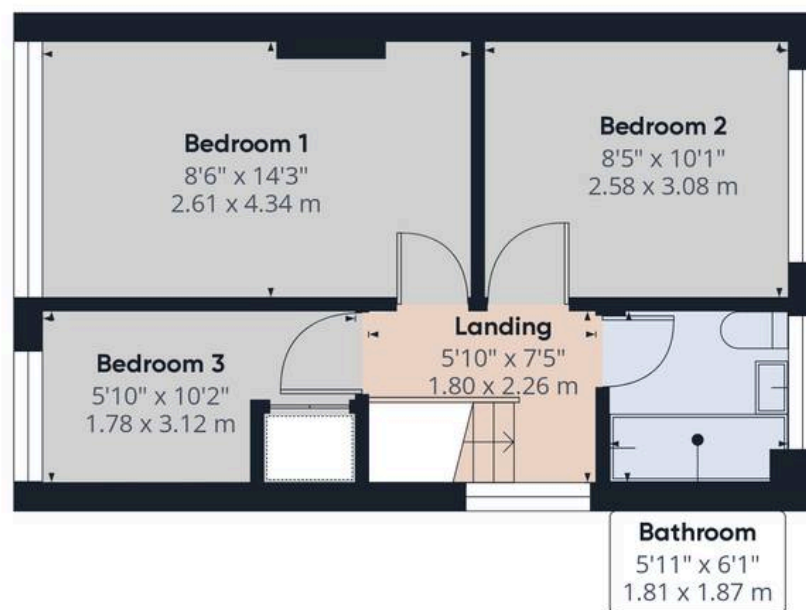
Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)

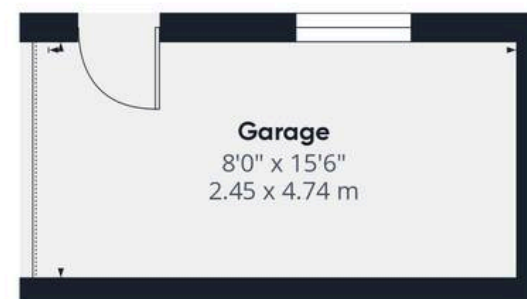




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

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

942.06 ft<sup>2</sup>

87.52 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 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.

GIRAFFE360