



St. James Lodge Slater Lane, Leyland

PR26 7SB





Excellent first floor apartment with two bedrooms, one of only six in this bespoke development tucked away in a popular residential area close to town centre amenities. Available with no upward chain.

Surrounded by delightful communal grounds and with parking and garage, this property has plenty to offer including new flooring in many of the rooms. Step into the entrance hallway with access to the part boarded loft, and from there to the spacious living room with electric fire in marble hearth and plenty of room for both dining and comfortable furniture.

The breakfast kitchen comprises a range of wall and base units with electric hob and space, power and plumbing for additional appliances. Bedroom one is a good sized double with built in storage housing the Worcester combi boiler, with bedroom two a double also with built in storage. Completing the accommodation is the bathroom with wet room facilities including fully tiled elevations, shower, wc, wash hand basin on floating vanity and ladder heated towel rail.

Do give us a call to arrange a viewing and make this yours. Council tax B , EPC C, Leasehold.



Excellent first floor apartment with two bedrooms, one of only six in this bespoke development tucked away in a popular residential area close to town centre amenities. Available with no upward chain Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious first floor apartment
- Two bedrooms
- Parking and garage
- Communal gardens to front and rear
- No upward chain
- Virtual tour



HOME  TRUTHS

Ecclestone Branch

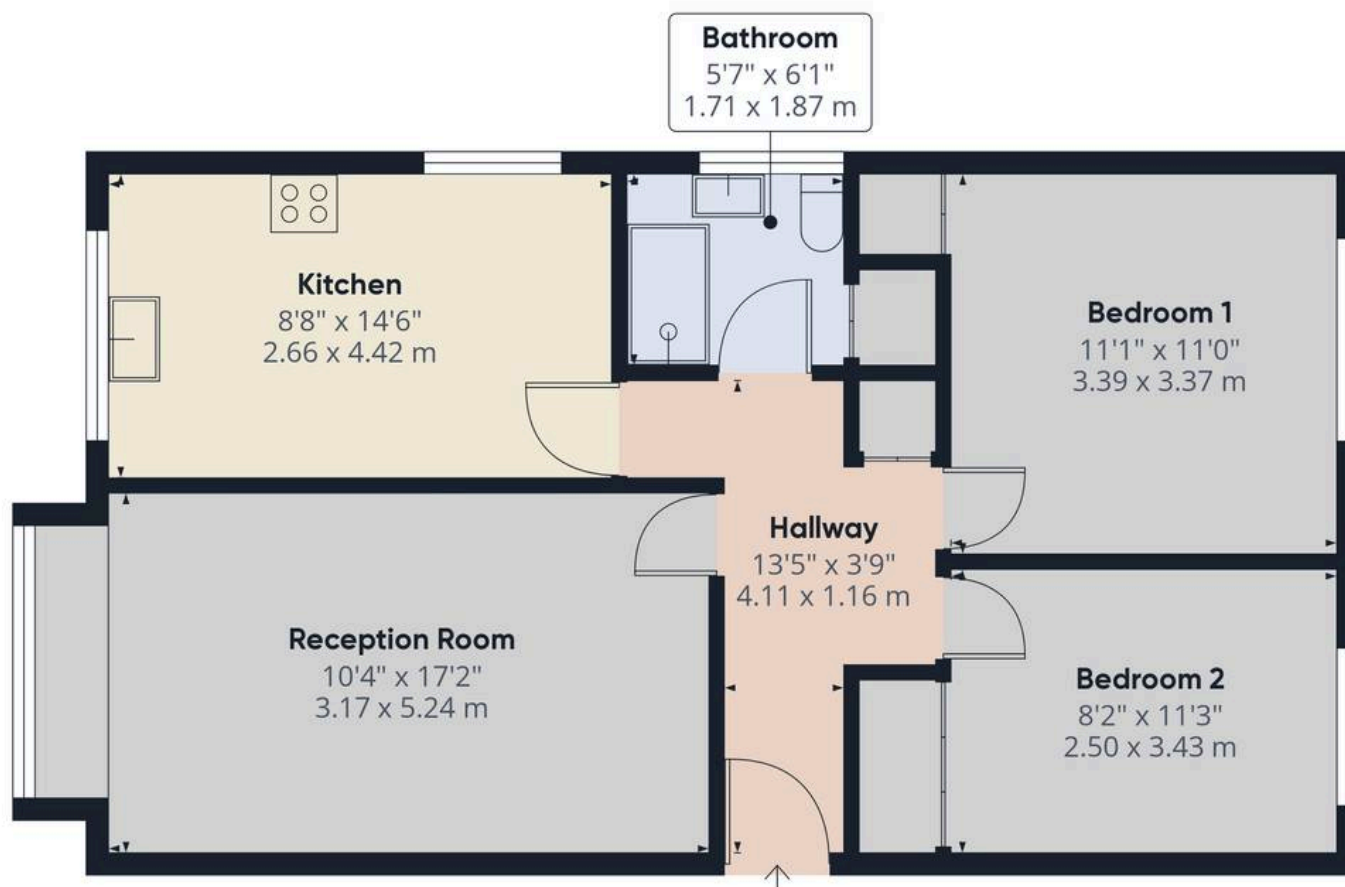
265 The Green, Ecclestone, PR7 5TF
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Floor 1 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

1464.08 ft²

136.02 m²

(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