

HOME  TRUTHS

Glover Close, Leyland

PR26 8NL





Delightful and spacious modern end terrace property on a quiet cul de sac with ample off road parking and within easy reach of town centre amenities, primary transport routes and countryside walks.

Step into the vestibule and from there to the entrance hallway with the under stairs making an excellent office area, cloakroom off comprising wc and wash hand basin, and the dining kitchen to the front having a range of wall and base units, gas hob, electric oven and grill and space, power & plumbing for additional appliances.

To the rear the lovely and light living room has conservatory leading off and would make an excellent dining room if required.

Step outside into the sunny and low maintenance rear garden with two independent banks of photovoltaic cells which, as well as reducing costs, are revenue generating. With lawn, two terraces and purpose built garden room which currently enjoys life as a home office, this is an excellent space in which to relax and entertain.



Back inside, stairs lead up to the first floor landing with two linen cupboards and access to the loft. There are two double bedrooms and a comfortable single which has airing cupboard housing the Worcester combi boiler. The family bathroom comprises jacuzzi style bath with screen and electric shower over, wc and wash hand basin.

With over 1100 square feet on offer this is a first class family home. Council tax A, EPC B, Freehold.



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Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

1136.26 ft²

105.56 m²

Reduced headroom

14.46 ft²

1.34 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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