

HOME  TRUTHS

Southport Road, Leyland

PR26 8LP

  
£950 pcm





Three bedroom semi detached property with modern kitchen and bathroom, driveway and gardens to the front and rear.

Briefly comprising entrance hall through to lounge which is neutrally decorated with wooden flooring, which continues throughout the ground floor, with feature fire and inset lighting. The kitchen has a range of contemporary cream units with contrasting wooden work surfaces, integrated oven, hob and overhead extractor, washing machine and space for fridge freezer. The dining room has French doors leading out to the rear garden.

Carpeted stairs lead to the first floor landing.

Bedroom two is a generous double room which is neutrally decorated and carpeted with mirrored fitted wardrobes, and picture window to the front.

Bedroom three is also a good sized double bedroom, again neutrally decorated and carpeted with picture window to rear. The family bathroom has tiled flooring and elevations with contemporary three piece suite comprising low level wc, wash hand basin and panelled bath with shower over.

To the second storey the master bedroom is another fantastic double bedroom, neutrally decorated and carpeted with velux windows and plenty of under eaves storage.

Externally, the front garden is laid to stone and gravel with driveway to the side leading to the detached garage to rear, ensuring ample off road parking, To the rear, the garden is mainly laid to lawn with decked areas and decorative stone, privately enclosed by timber fencing with pleasant open aspects to rear overlooking open countryside.





The property is available now and requires a deposit of £1096 and holding deposit of £215.  
Council Tax band: C

EPC Energy Efficiency Rating: D

- Two double bedrooms
- Loft room
- Private South facing garden
- Available now
- Modern kitchen and bathroom
- Off road parking



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Eccleston Branch

265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch

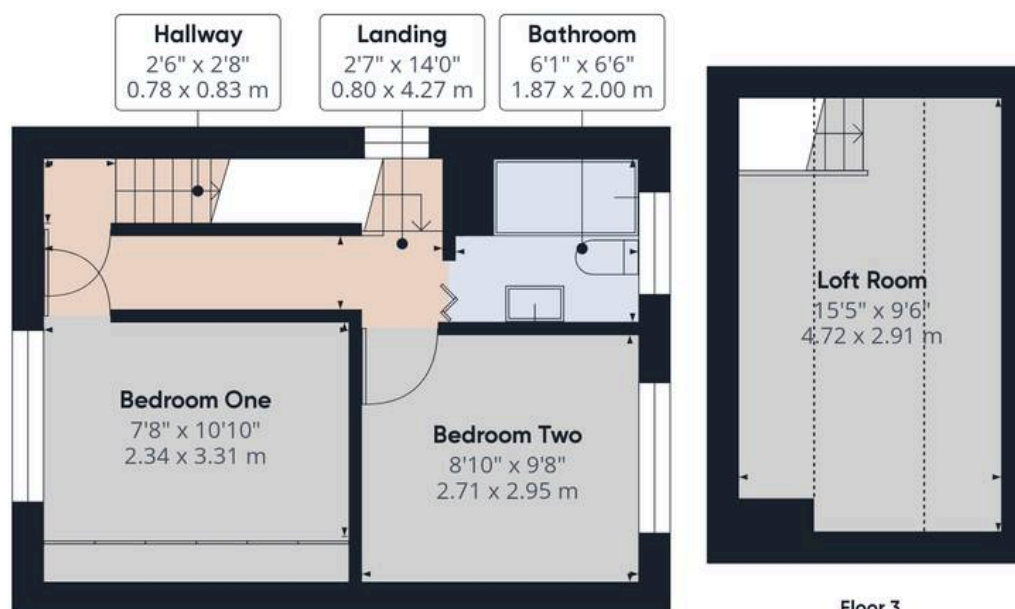
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

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





Floor 1



Floor 3

Floor 2

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

846.8 ft<sup>2</sup>

78.67 m<sup>2</sup>

**Reduced headroom**

73.15 ft<sup>2</sup>

6.8 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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