

HOME  TRUTHS

St. Davids Road, Leyland

PR25 4XY







Spacious three/ four bedroom semi detached property with plenty of potential on a fabulous corner plot with over 900 square feet of versatile accommodation and ample off road parking. Available with no upward chain.

Stroll up the pathway past the lawn and mature shrubs including magnolia, cherry and camellia, step into the vestibule and from there to the entrance hallway. The living room has tilt and turn patio doors opening to the rear garden, and reception two/bedroom four is to the front of the property.

The breakfast kitchen comprises a range of wall and base units with five burner gas hob, electric oven and grill and space, power and plumbing for additional appliances. Completing the ground floor, the family bathroom comprises jacuzzi style corner bath with electric shower over, wc and wash hand basin.

Step outside into the large and wonderfully private south east facing garden with Indian stone terrace, decked area, greenhouse, wildlife pond and garage and shed, both with power.





Back inside, stairs lead to the first floor landing with bedroom one having built in storage and en suite comprising wc and wash hand basin. Bedroom two can also accommodate a double and bedroom three has previously enjoyed life as a home office.

Do give us a call to make it yours. Council tax B, EPC D, Freehold.

- Semi detached property
- Three/four bedrooms
- Over 900 square feet of versatile accommodation
- Large corner plot
- No upward chain

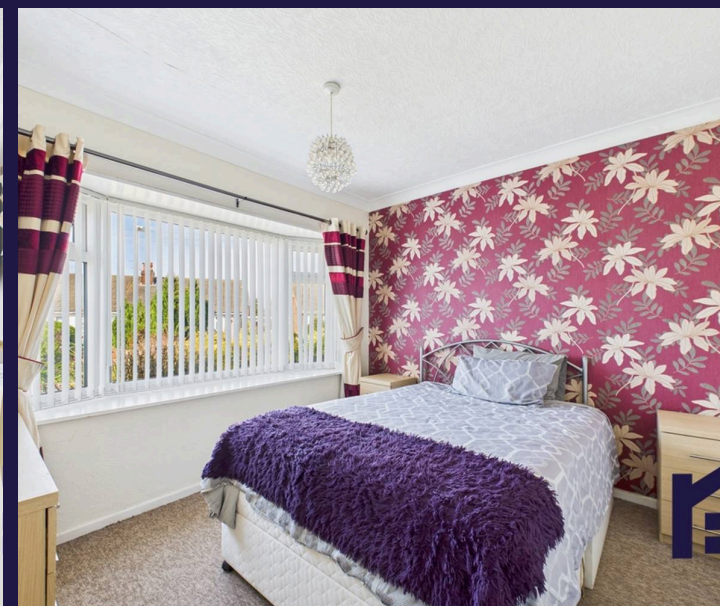


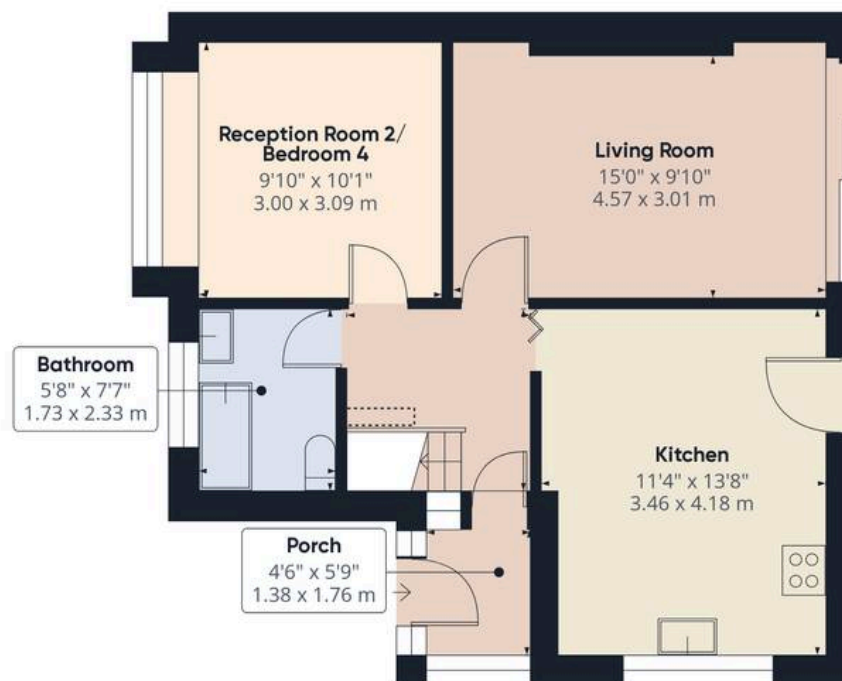
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

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

1196.08 ft<sup>2</sup>

111.12 m<sup>2</sup>

**Reduced headroom**

39.14 ft<sup>2</sup>

3.64 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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