

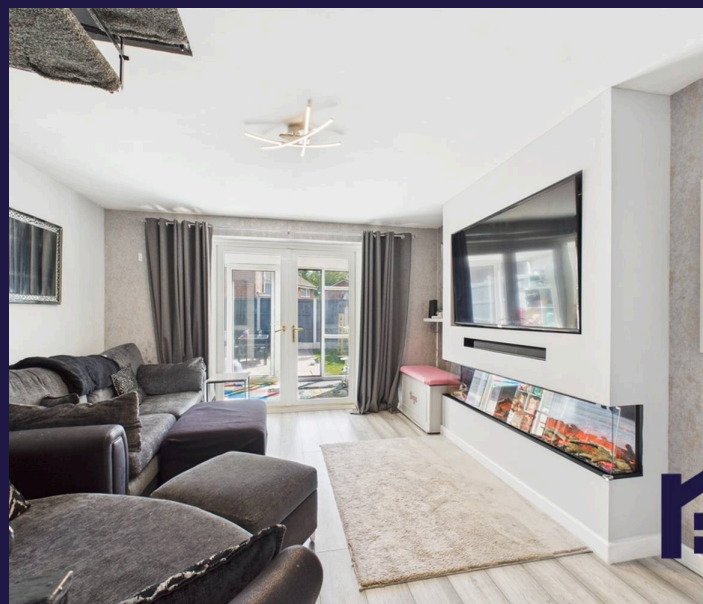
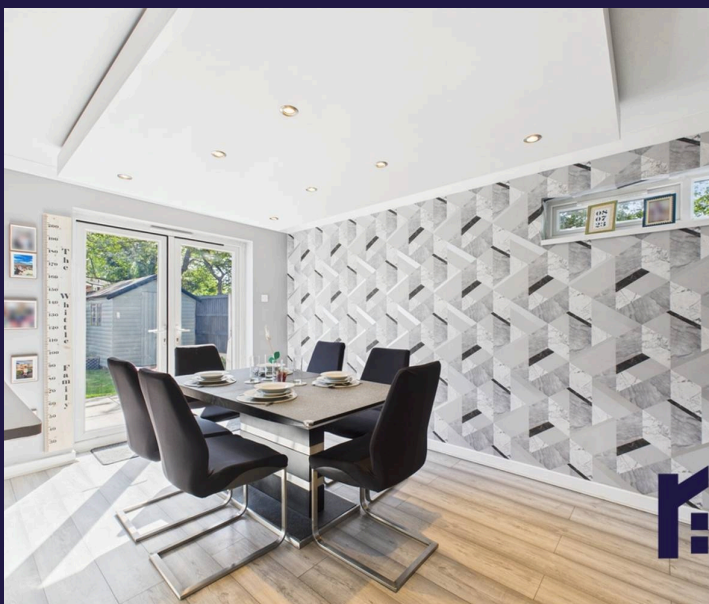
HOME  TRUTHS

Northlands, Leyland

PR26 7XR

 £245,000





Delightful and spacious three bedroom semi detached property in a popular residential area within easy reach of sought after schools, town centre amenities, countryside walks and primary transport routes. To the front the tarmac driveway can accommodate four vehicles and leads to an Indian stone terrace and courtesy porch. Step into the entrance hallway with utility room immediately to the left having space, power and plumbing for appliances. The living room has media wall, app controlled feature electric fire and leads to the sun room which is currently enjoying life as a playroom. The heart of the home has plenty of room for both dining and comfortable furniture and the kitchen comprises a range of wall and base units, breakfast bar, double electric oven and grill and electric hob. Patio doors lead you to the private, south facing rear garden with two Indian stone sun terraces, shed, for storage, and lawn making this the perfect place to play, relax or entertain. Back inside, a spiral staircase leads to the first floor landing which is a room in itself. There are three double bedrooms of which two have built in wardrobes and a walk in storage area which is currently used as a home office. The lovely bathroom comprises bath, mixer shower in cubicle, wash hand basin on floating vanity, wc and ladder heated towel rail. With over 1200 square feet of accommodation this is an excellent family home.



Delightfully spacious three bedroom semi detached property in a popular residential area within easy reach of sought after schools, town centre amenities, countryside walks & primary transport routes.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious semi detached property
- Three double bedrooms
- Over 1200 square feet of accommodation
- South east facing garden
- Ample parking
- Virtual tour



HOME  TRUTHS

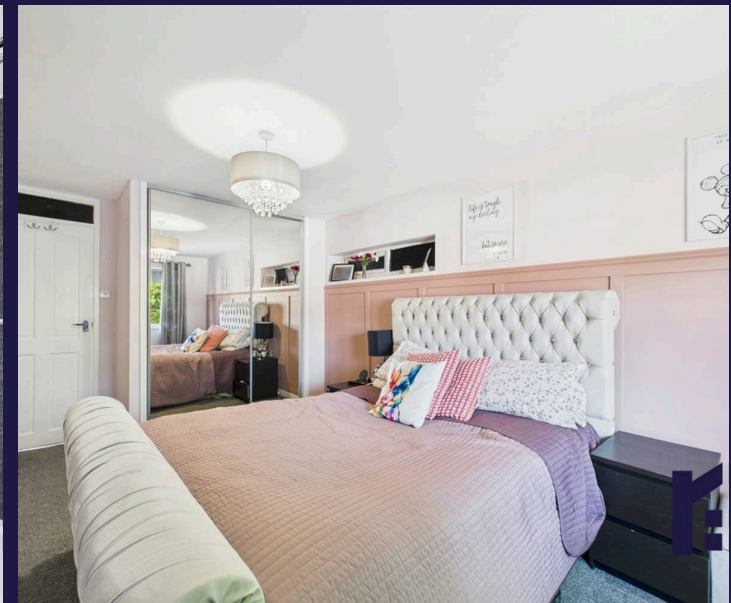
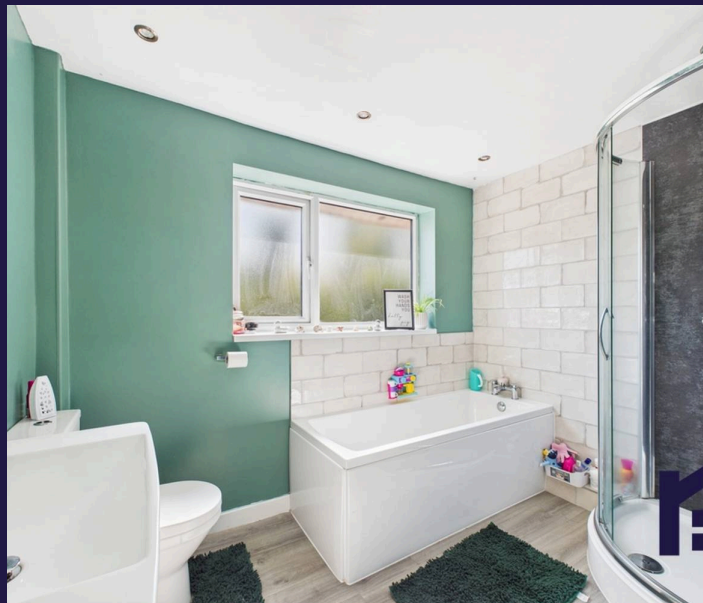
Eccleston Branch

265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch

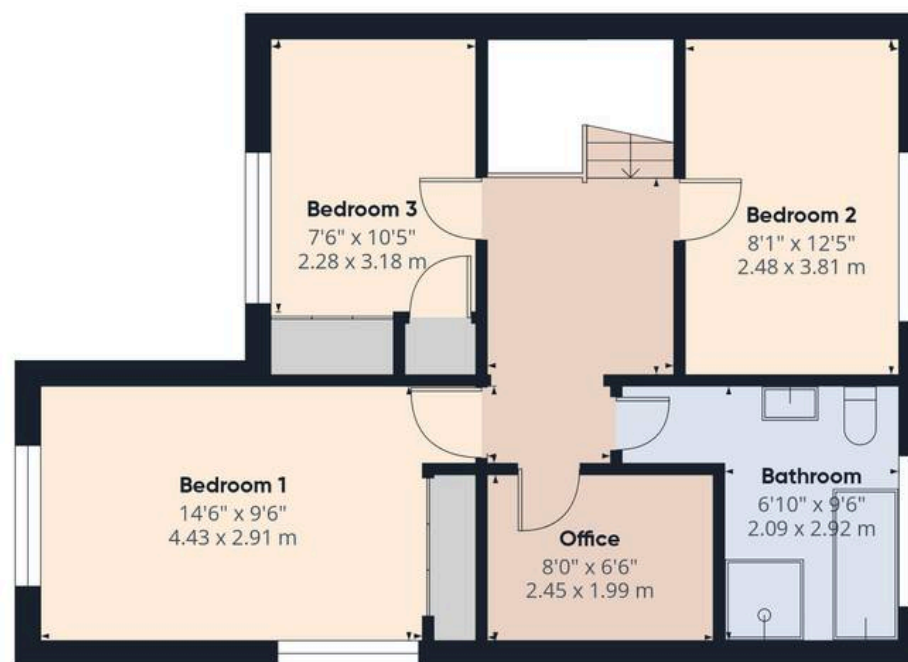
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Floor 1



Floor 2

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

1224 ft<sup>2</sup>

113.6 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>

1.3 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 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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