

HOME  TRUTHS



Assembly Avenue, Leyland

PR25 3NX



Gorgeous semi detached property with three bedrooms and south facing landscaped gardens in a popular residential area within easy reach of town centre amenities, schools and primary transport routes. To the front, the driveway can accommodate two vehicles and leads past the garden to the main entrance. Step into the hallway and from there to the cool and serene living room. To the rear the dining kitchen has limestone flooring and bespoke handmade kitchen comprising a range of wall and base units with quartz work surfaces and etched drainer, Belfast sink, space for a range cooker and Ideal Logic combi boiler. Completing the ground floor is the cloakroom comprising wc and wash hand basin and the understairs storage with space, power and plumbing for washing machine. Patio doors open to the Indian stone sun terrace with lazy lawn leading down to raised beds with mature planting and remote controlled water feature with external lighting. Back inside, stairs lead up to the first floor landing with bedroom one having en suite comprising electric shower in cubicle, wc, wash hand basin and tiled elevations. Bedroom two is also a double with bedroom three a comfortable single, both to the rear. The bathroom comprises bath, tiled elevations, wc and wash hand basin. With over 800 square feet of accommodation and ample outside space this is a delightful family home.

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Beautifully presented semi detached property
- Three bedrooms
- Bespoke hand made kitchen
- South facing garden
- Close to town centre amenities
- Virtual tour



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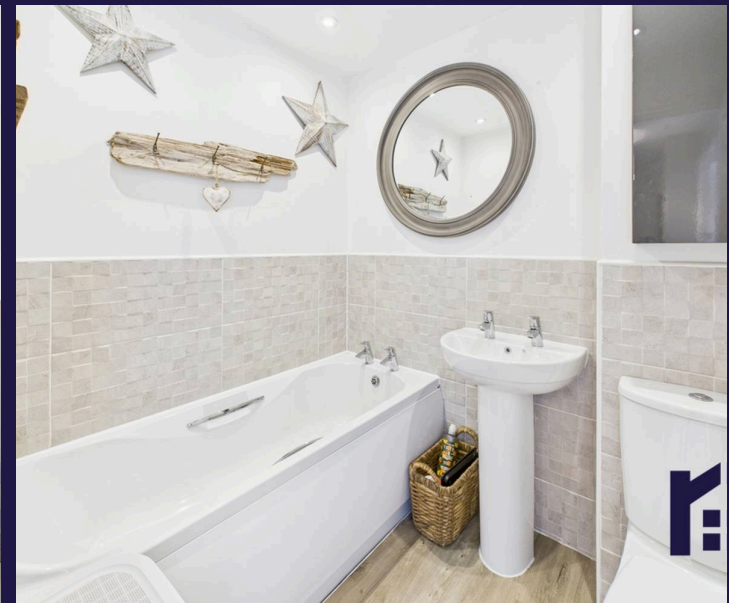
Eccleston Branch

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Coppull Branch

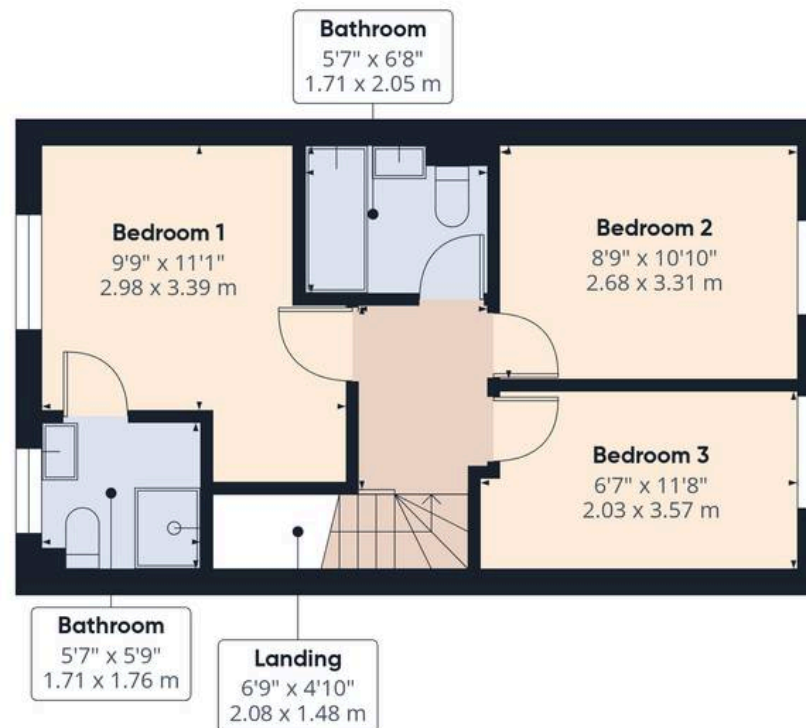
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Floor 1



Floor 2

Approximate total area⁽¹⁾

808 ft²
75 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 are based on RICS IPMS 3C standard.

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