

HOME  TRUTHS



Rook Crescent, Leyland

PR25 1EE





Situated in a **highly sought-after area**, this beautifully presented detached family home offers over **1,400 sq ft of modern, flexible living**, perfectly placed for access to **town centre amenities, excellent schools, and the stunning Worden Park**. The property sits behind a neatly kept lawn bordered by mature laurel hedging, with a **driveway for three vehicles** leading to a **detached garage** fitted with power and lighting. Step inside to a welcoming hallway with cloakroom off, comprising wc and wash hand basin. To the front is the **serene living room**, while to the rear lies the **heart of the home** – an impressive open-plan space with **bi-fold doors opening to the garden**, creating a wonderful flow between indoors and out. There's ample room for dining and relaxation, complemented by a **stylish kitchen** featuring a range of wall and base units topped with **quartz work surfaces and etched drainer**, and **integrated appliances** including an induction hob, multi-oven, electric oven and grill, refrigerator and freezer. A **separate utility room** provides space, power & plumbing for additional appliances and houses the **Ideal Logic combi boiler**. Outside, the **low-maintenance rear garden** is thoughtfully landscaped with a **breakfast terrace, lazy lawn, and raised beds** with mature planting for privacy leading to an **Indian stone sun terrace and hot tub area**, perfect for relaxing or entertaining. Upstairs, the **first-floor landing** offers an airing cupboard and loft access. The **principal bedroom** features stylish panelled walls, fitted wardrobes and an **en suite shower room** with mixer shower, floating wash hand basin, wc and ladder-style heated towel rail. There are **two further double bedrooms** (one with fitted wardrobes) and a **comfortable single bedroom** with built-in storage. The **family bathroom** comprises a bath with shower over and screen, wc, floating wash hand basin, and ladder heated towel rail.



This beautifully presented detached family home offers over 1,400 sq ft of modern, flexible living, perfectly placed for access to town centre amenities, excellent schools and the stunning Worden Park Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Beautifully presented detached home
- Four bedrooms
- Over 1400 square feet of energy efficient accommodation
- Landscaped gardens to the rear
- Elegant family room
- Virtual tour

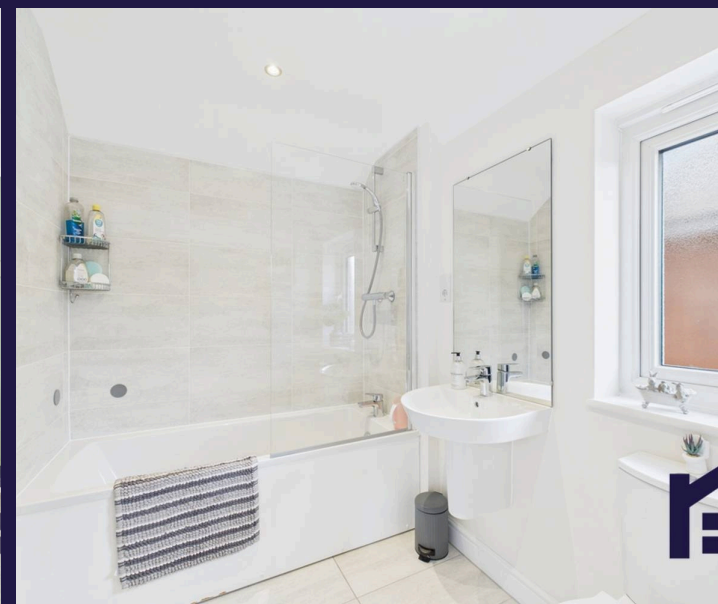


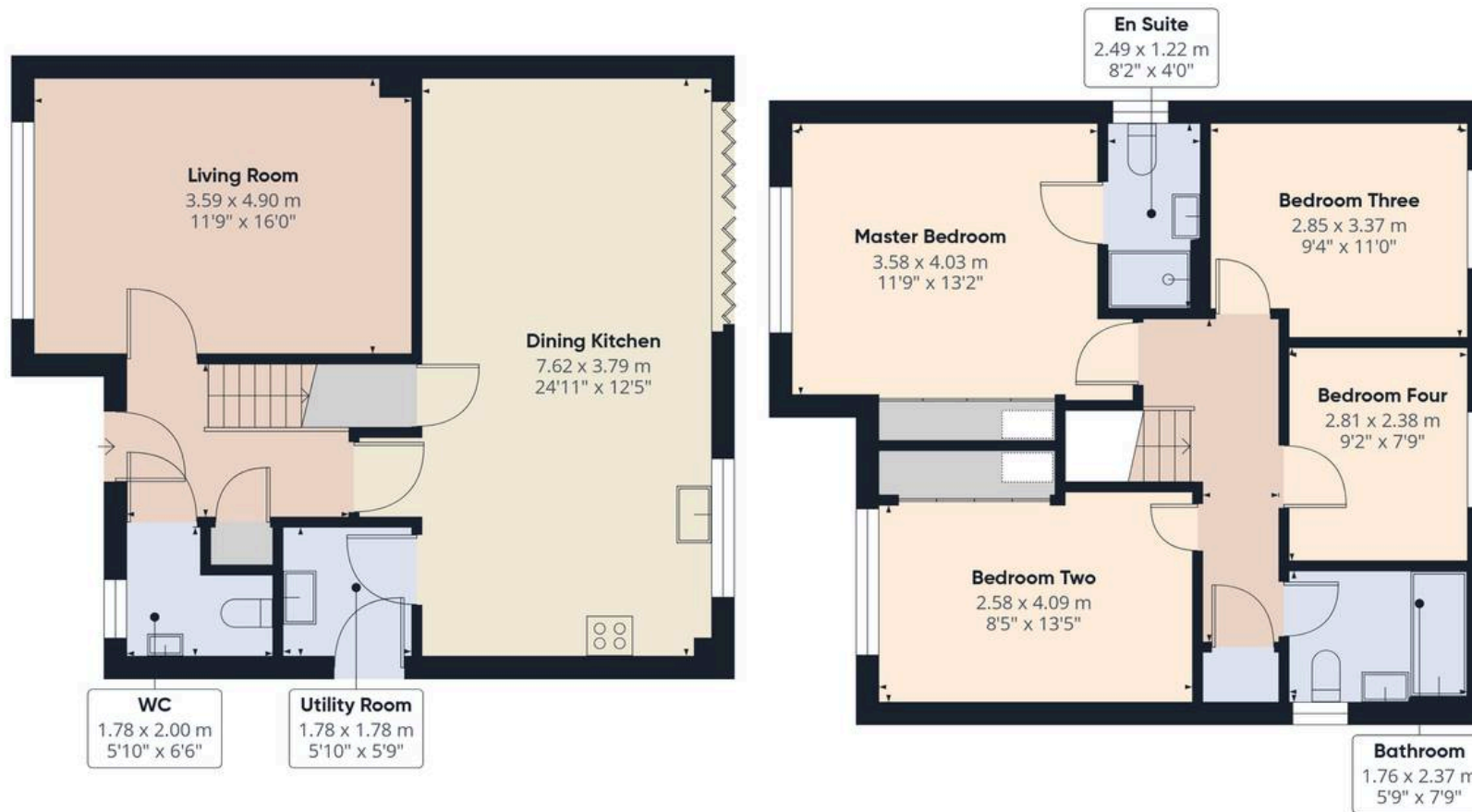
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Approximate total area⁽¹⁾

135.5 m²
1459 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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