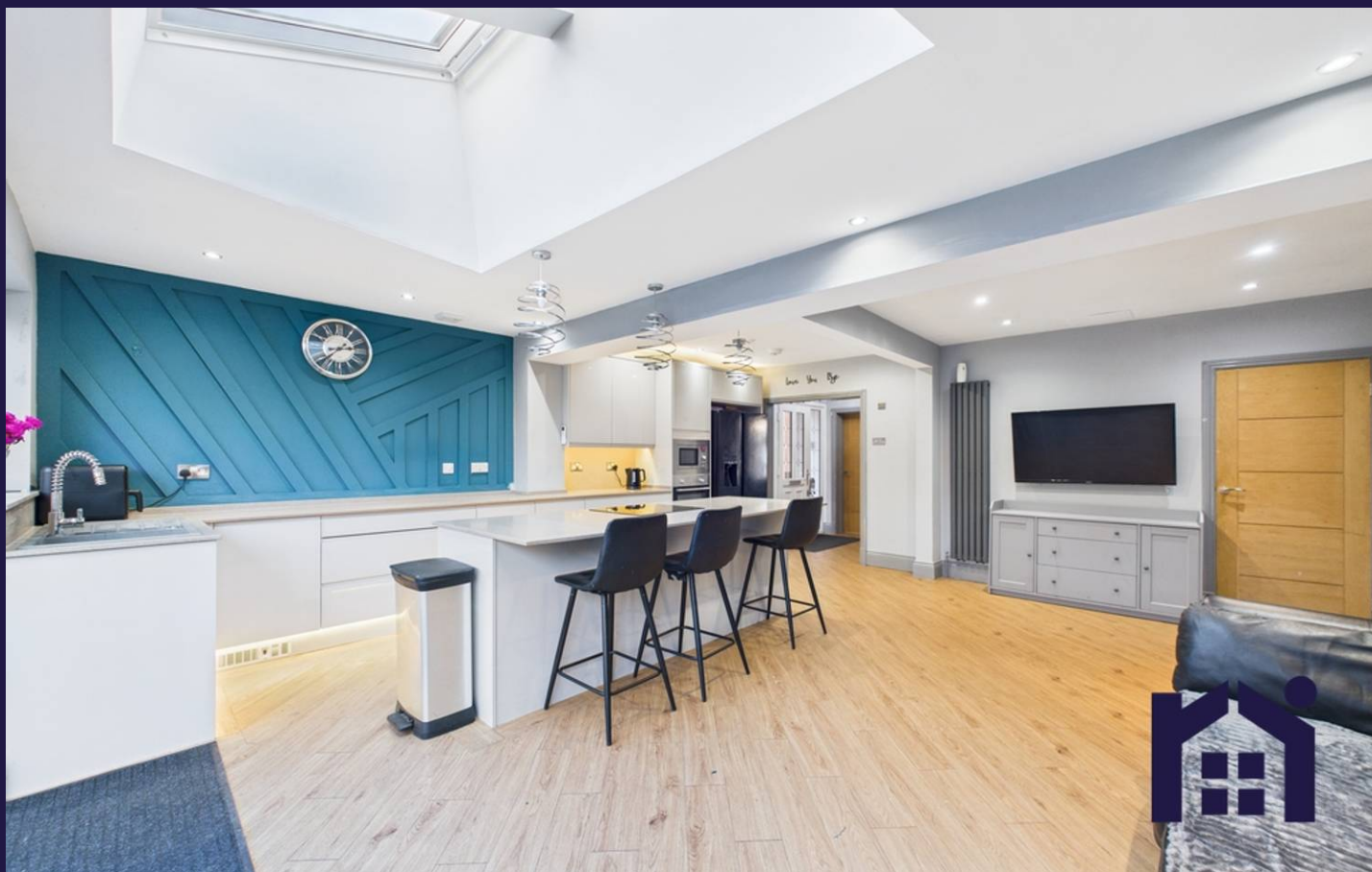


HOME  TRUTHS



Western Drive, Leyland

PR25 1YB



Set in a highly desirable residential area within easy reach of the **town centre, schools and key transport routes**, this spacious and beautifully extended three-bedroom semi-detached property offers **1,260 sq. ft.** of versatile family living. Available with **no upward chain**, it is an ideal opportunity for buyers seeking a ready-to-move-into home in a convenient yet peaceful setting. To the front, the smart **block-paviour driveway** provides parking for two vehicles and leads to the main entrance. Step into the welcoming hallway, which opens to the well-proportioned **living room**, complete with a cosy **gas stove set into the hearth**. To the rear, the **fabulous open-plan kitchen, dining and family space** forms the true heart of the home. This impressive room offers ample space for both dining and relaxation, enhanced by **bifold doors** that open directly onto the garden. The stylish kitchen boasts a range of wall and base units, a substantial **central island with breakfast bar**, and **integrated appliances** including induction hob, electric oven, grill and microwave. Completing the ground floor is a **cloakroom** with wc and wash hand basin on vanity, a spacious **utility/boot room** with power, plumbing and appliance space, and an additional **home office/snug** to the front — perfect for remote working or a quiet retreat. Step outside into the **private rear garden**, designed for low maintenance with a **lazy lawn, summerhouse** and **decked area**, creating a superb space for outdoor dining, entertaining or relaxing without the worry of mowing. Back inside, an elegant **oak and glass staircase** leads to the generous first-floor landing. Bedroom one enjoys a rear aspect and benefits from a **walk-in wardrobe**, while there are **two further double bedrooms**. The **stylish family bathroom** features a bath, walk in cubicle with rainfall shower, wc, ladder-style heated towel rail and wash hand basin on vanity.



Set in a highly desirable residential area within easy reach of amenities this beautifully extended three-bedroom property offers 1,260 sq ft of family living and is available with no upward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Lovely extended semi detached property
- Three double bedrooms
- Very spacious family room with central island
- Virtual tour
- 1260 square feet
- No upward chain



HOME  TRUTHS

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Floor 1



Floor 2

Approximate total area⁽¹⁾

116.9 m²

1260 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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