

HOME  TRUTHS

Dunkirk Lane, Leyland

PR25 1TX





This superb extended semi-detached property offers around 1,400 sq. ft. of versatile family accommodation, combining a spacious interior with generous outdoor space and a high degree of flexibility ideal for modern living. Perfectly positioned within easy reach of local amenities and the town centre, it's an outstanding opportunity for families seeking space, comfort, and convenience. The driveway accommodates up to three vehicles and includes an EV charging point, leading to the main entrance and into a welcoming hallway with cloakroom. Beautiful Karndean flooring flows through much of the ground floor, lending a cohesive and contemporary feel. To the front, there are two reception rooms currently used as a dining room and snug, while to the rear, the spacious main living room enjoys lovely views of the garden and access via patio doors. The kitchen is fitted with a range of wall and base units, electric hob, double electric oven and grill, and breakfast bar ideal for casual dining. A generous utility/boot room provides tiled flooring, additional appliance space, plumbing, and a wash hand basin set on a vanity unit. Outside, the property continues to impress with a large, low-maintenance rear garden featuring a lazy lawn, mature beech hedging, and a private sun terrace with raised beds. At the end of the garden stands a superb detached garden studio with power, lighting, and plumbing — perfect for use as a home office, gym, or creative workspace, and ideal for those wishing to run a business from home. Upstairs, the first-floor landing leads to three spacious double bedrooms and two comfortable single bedrooms, currently used as a home office and dressing room. The elegant family bathroom features a bath, rainfall mixer shower in cubicle, wc, floating wash hand basin, and ladder-style heated towel rail. With its extended layout, quality finish, and adaptable design, this is a first-class family home offering both comfort and versatility in a popular, well-connected setting.

Superb extended semi-detached property with c 1,400 sq. ft. of versatile family accommodation, combining a spacious interior with generous outdoor space and versatile and flexible modern living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extended five bedroom semi detached home
- c 1400 square feet of versatile accommodation
- Karndean flooring through much of the ground floor
- Virtual tour
- Generous low-maintenance garden with terrace and raised beds
- Detached garden studio with power, light and plumbing



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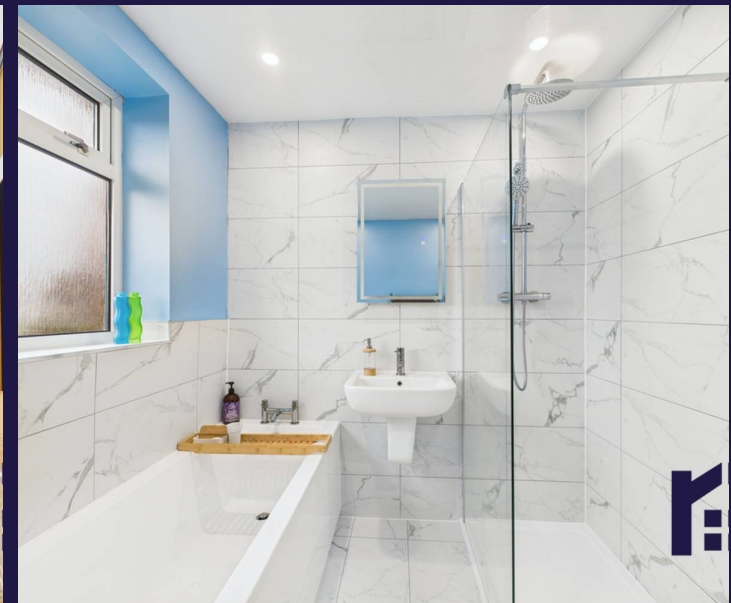
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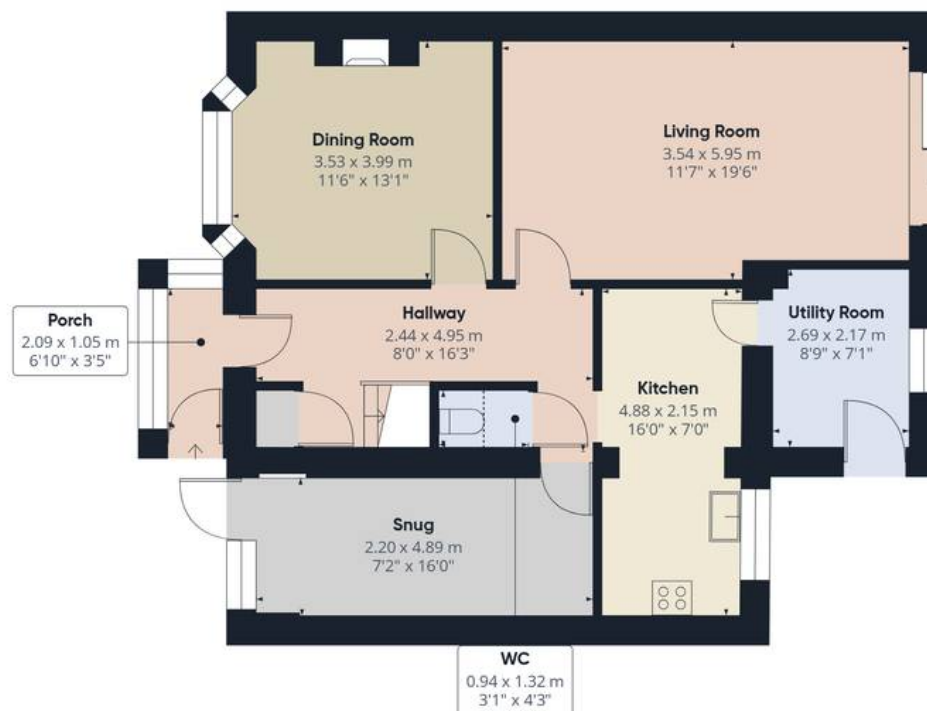
265 The Green, Eccleston, PR7 5TF
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Coppull Branch

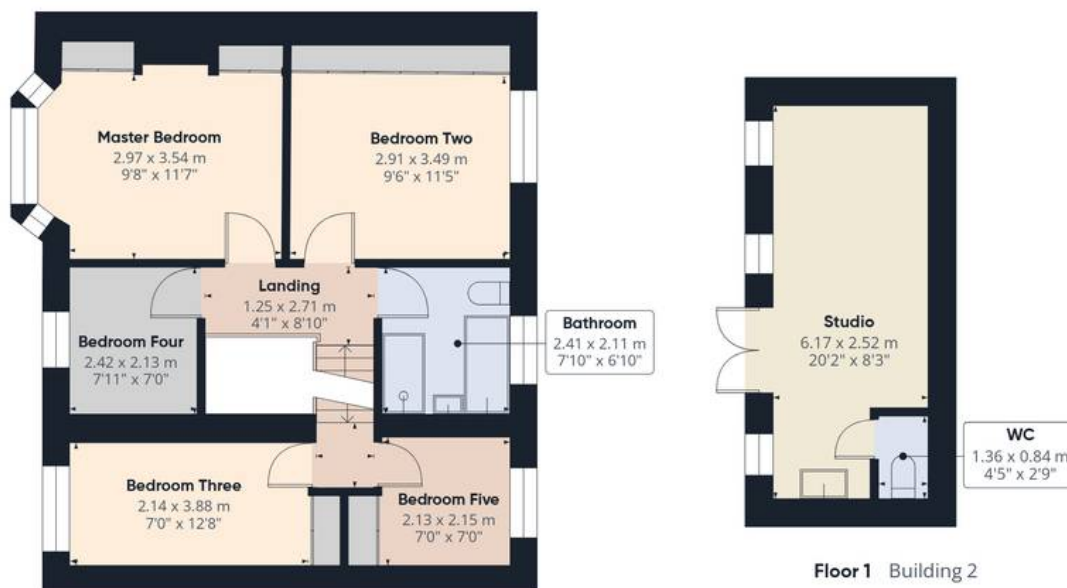
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Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

145.4 m²

1562 ft²

Reduced headroom

0.6 m²

6 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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