



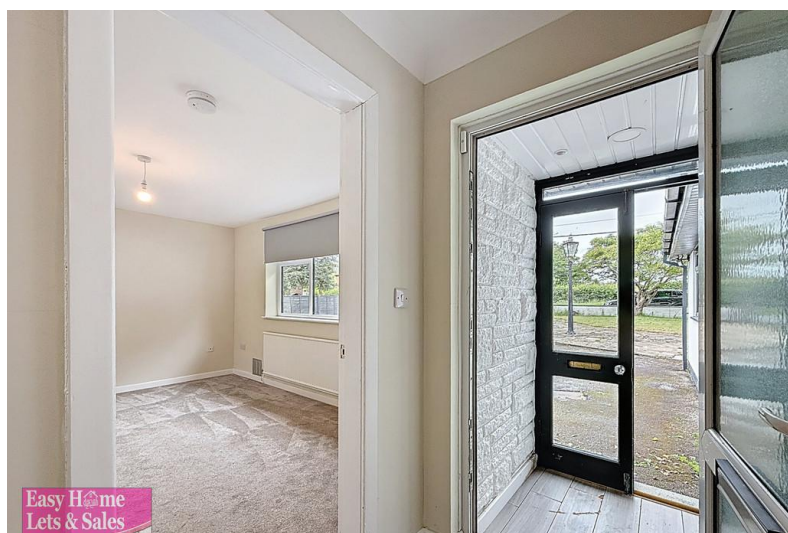
Easy Home Sales
Independent Residential Sales Agents

Town Cottage Ulles Walton Lane Leyland, PR26 8LU

- Detached 3 Bedroom True Bungalow
- Spacious Plot In Semi Rural Aspect
- Double Garage & Ample Parking
- Modern Kitchen And Family Room

Offers Over £450,000

EPC Rating '67'





Property Description

Easy Home Sales are delighted to bring to market this exceptional three-bedroom detached bungalow, set in a beautiful semi-rural location in the village of Ulnes Walton.

Occupying a generous plot with open countryside views on all sides, this bright and spacious home offers versatile, single-level living that will appeal equally to those looking to downsize or families in need of more space. The property features a long private driveway with ample off-road parking, a large double garage, and mature, well-maintained gardens. Set well back from the road, this peaceful home offers a rare combination of privacy, space, and convenience, and is offered to the market chain free.





The bungalow is situated in the charming village of Ulnes Walton, ideally located between Croston and Bretherton. Both villages offer a host of local amenities, including a library, pharmacy, pubs, eateries, and supermarkets, while the surrounding countryside provides scenic walking routes. Excellent transport links are close by, with Leyland and Preston just a short drive away and easy access to the M6, M61, and M65 motorways. Two nearby train stations, in Leyland and Croston, further enhance connectivity. The area is also within the catchment for highly regarded primary and secondary schools, and the well-respected Runshaw College is nearby, making this an ideal location for families with older children.



Inside, the home is thoughtfully laid out with a spacious and welcoming hallway at its heart, providing access to all main rooms. The main lounge is bright and airy, benefitting from dual-aspect windows including a large picture window and French doors that open onto the private rear garden. This room enjoys abundant natural light and a wonderful view, creating a perfect space for relaxing or entertaining.

A handy cloakroom just off the hallway includes a sleek modern grey gloss vanity unit with ceramic basin, a chrome freestanding tap, a large vanity mirror, and a concealed-cistern WC. There's also a useful storage area here, ideal for coats, shoes, or household items like a vacuum.



The real heart of the home is the stunning open-plan kitchen and family room. This contemporary space has been opened up to maximise light and flow, creating a perfect area for everyday living and socialising. It features modern grey gloss units, a central island with seating and additional storage, and a full range of integrated appliances including a fridge-freezer, dishwasher, electric hob, built-in microwave, and eye-level oven. A sleek stainless steel sink with swan-neck tap completes the look. Large sliding doors open directly onto the patio and garden, blending indoor and outdoor living beautifully. Just off the kitchen is a spacious side porch currently used as a utility and boot room, offering further practicality and access to the rear garden.



On the opposite side of the bungalow, you'll find three generously sized double bedrooms, all with attractive views and finished with quality fitted carpets and neutral décor. The master bedroom benefits from a private en-suite shower room, while the other bedrooms share a well-appointed family bathroom featuring a shower-bath with glass screen and easy-clean wall panelling.



A particularly appealing feature is the large room to the rear of the garage, which is accessed separately from the garden. Currently used as a garden room, playroom, or office, this flexible space offers fantastic potential and could be converted into a separate annex (subject to planning and building regulations), making it ideal for extended family or a home-based business.



Externally, the home continues to impress. The extensive driveway provides ample off-road parking for multiple vehicles, including room for a caravan or motorhome, and leads to the detached double garage, which includes power, lighting and electric shutter doors. The rear garden is a true highlight - a superb size and beautifully landscaped, with mature trees, well-tended lawn, and plenty of space for children to play or for entertaining guests. A large flagged patio and decked seating area provide perfect spots for enjoying the outdoors, barbecues, or simply relaxing in the sunshine.



Please note: All room sizes and land measurements are approximate and should be verified by the buyer's solicitor. We advise that all appliances, services, and heating systems be confirmed in working order by a qualified professional as Easy Home Sales cannot be held liable for any faults or inaccuracies. While every effort has been made to ensure these particulars are accurate and reliable, they do not constitute part of any offer or contract.

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Please call and ask about our current offer!



Please note:

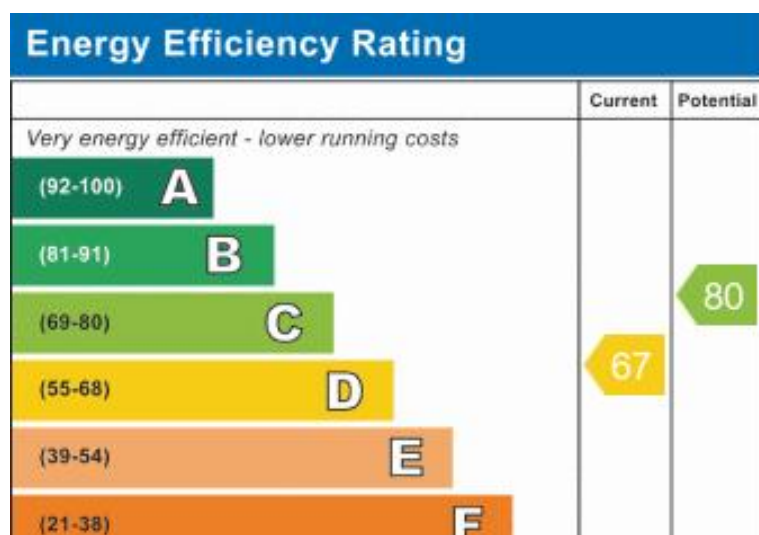
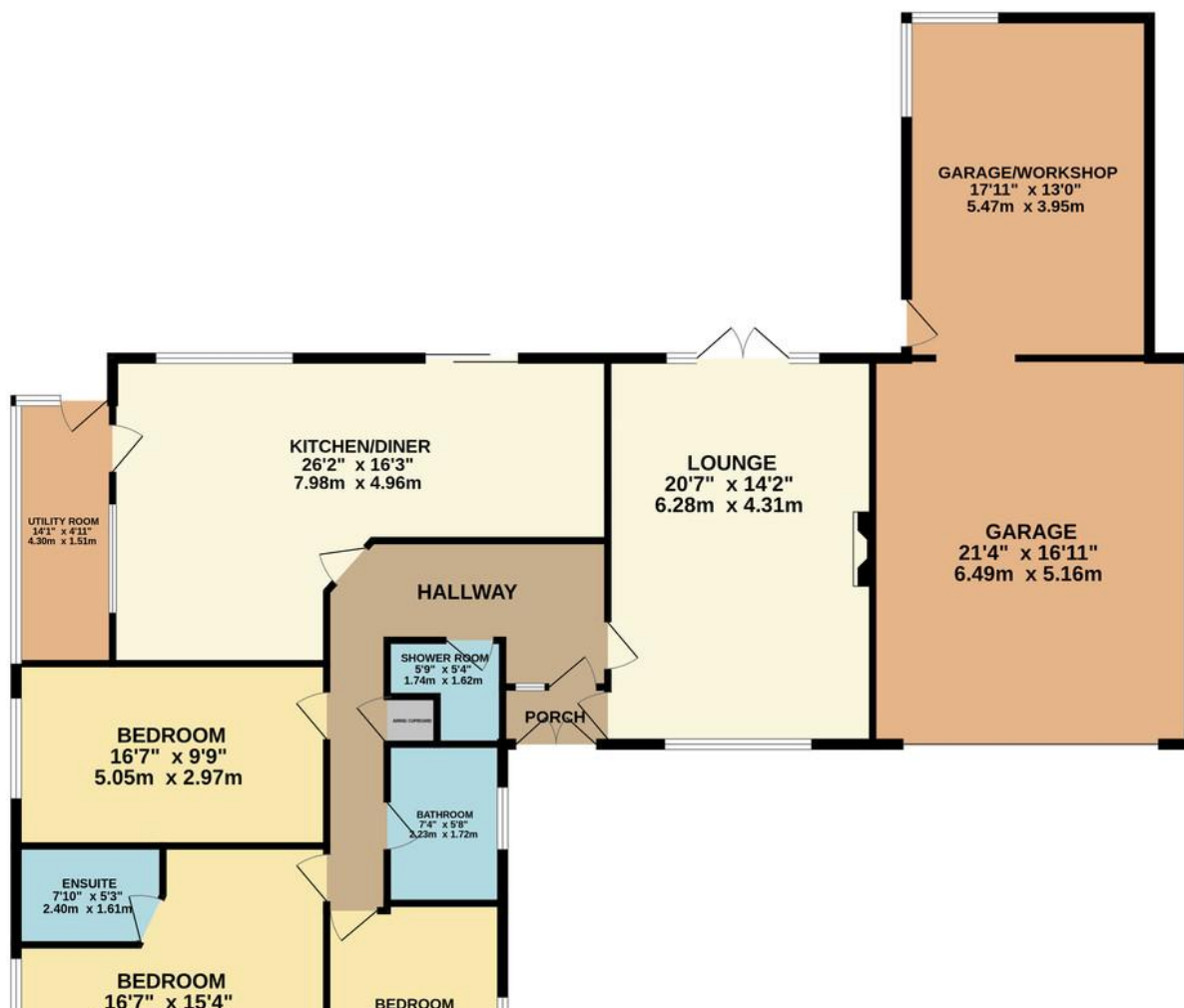
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GROUND FLOOR
2051 sq.ft. (190.5 sq.m.) approx.



159 - 161 Spendmore
Lane
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Lancashire

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.