



SWITCH
ESTATE AGENTS



8 Charnock Street, Leyland, PR25 3EB

Offers over £140,000

- Charming period bay-fronted two-bedroom home
- Recently modernised fitted kitchen with integrated fridge freezer
- Low-maintenance front & rear gardens with astro turf
- Situated in the heart of Leyland
- Beautiful character features throughout
- Open-plan living & dining rooms ideal for modern living
- Stunning four-piece bathroom with corner bath & enclosed shower
- Perfect for first-time buyers, downsizers & buy-to-let investors
- Close to schools, transport links, bars, restaurants & local amenities
- Early viewing highly recommended

32 Ashurst Road, Leyland, PR25 5TS
07494057655

info@switchestates.co.uk
switchestates.co.uk

8 Charnock Street, Leyland PR25 3EB

Nestled in the heart of Leyland on Charnock Street, this delightful mid-terrace house, built in 1895, presents a wonderful opportunity for first-time buyers, downsizers, and buy-to-let investors. Spanning an impressive 904 square feet, this charming bay-fronted property exudes character and warmth, making it a perfect place to call home.

Upon entering, you are greeted by a spacious hallway that showcases beautiful period details and a welcoming atmosphere. The two open-plan reception rooms provide an ideal setting for both relaxation and entertaining. The front living room, adorned with a stunning bay window and a feature fireplace, flows effortlessly into the dining area, which cleverly incorporates an understairs play area or storage space.

At the rear, the recently modernised kitchen is a highlight, featuring contemporary worktops and an integrated fridge freezer, combining style with practicality for the modern homeowner.

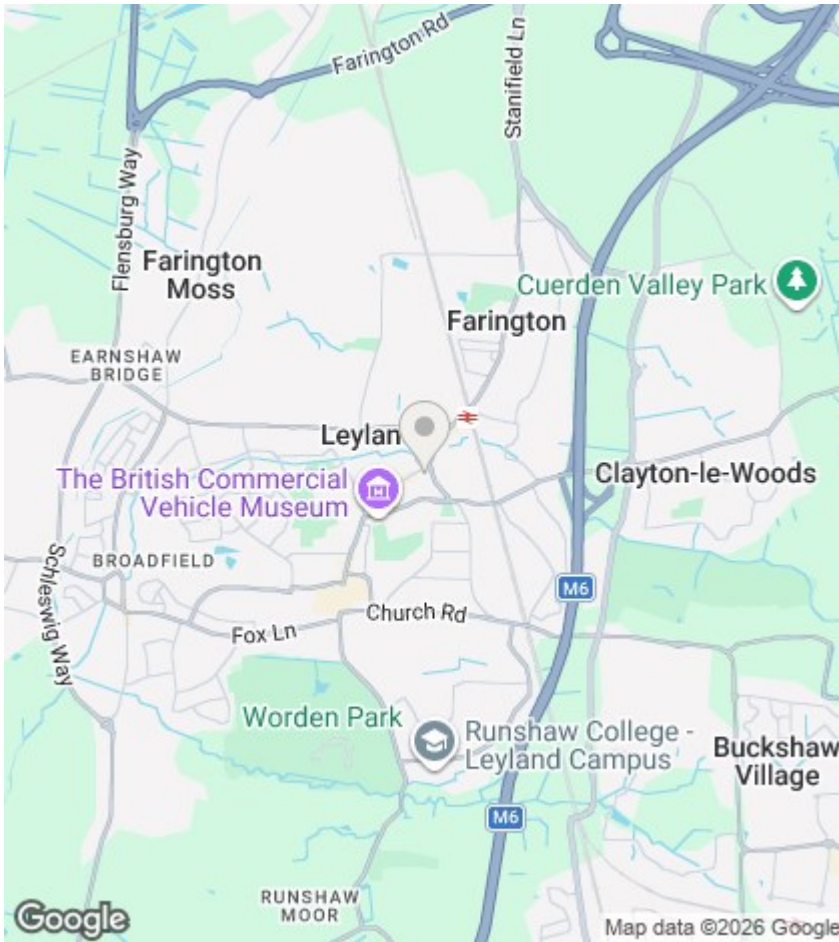
Venturing to the first floor, you will find a spacious panelled landing leading to a superb four-piece family bathroom, complete with an enclosed shower and a corner bathtub. The two generously sized double bedrooms are beautifully presented, offering ample space for comfort and rest.

Externally, the property continues to impress with a low-maintenance rear garden, featuring astro turf and a block-paved seating area, perfect for outdoor enjoyment. The front garden also boasts astro turf and



Council Tax Band: A





Directions

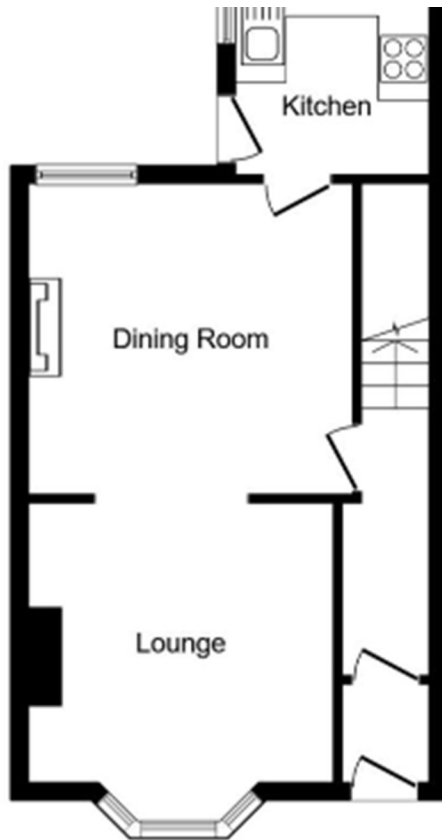
Viewings

Viewings by arrangement only. Call 07494057655 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor