



redrose

115 Great Park Drive

Leyland, Lancashire, PR25 3UN

This fantastic property briefly comprises of a spacious entrance hallway leading through to a fantastic sized bright and airy living room, and separate modern fitted kitchen with integrated appliances and white goods. Also, just off the hallway are two bedrooms both good sizes and the master boasting built in wardrobes and en suite shower room. There is also a family bathroom with modern white three-piece suite. Externally the property is located within the popular Great Park Drive development, which is situated close to the centre of Leyland, round the back of the Morrison's retail park. It is only a short walk away from the local shop's amenities and transport links.

Offers Over £100,000

EPC Rating '83B'





Property Description

FANTASTIC MID FLOOR APARTMENT IN GREAT PARK DRIVE
- LEYLAND

Great Park Drive, within The Oaks development in Leyland is home to this lovely spacious 2 bedroom first floor apartment.

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THIS IS A FANTASTIC PROPERTY AND WON'T BE AROUND FOR LONG! CALL NOW 01772 456558!

COMMUNAL HALLWAY

Accessed via a secure communal entrance, leading to stairwells that provide access to the apartment.

HALLWAY

A welcoming internal hallway with neutral decor and carpeting, providing access to all rooms within the apartment. Features an intercom system.



LOUNGE/DINER

20' 5" x 13' 2" (6.22m x 4.01m) A generously sized reception room featuring a prominent bay window that floods the space with natural light. Finished with neutral decor and carpeted flooring, this room offers ample space for both lounge and dining areas. An open archway connects to the kitchen.

KITCHEN

13' 8" x 5' 11" (4.17m x 1.8m) A modern and functional kitchen fitted with a range of light wood effect wall and base units, contrasting dark laminate worktops and tiled splashbacks. Integrated appliances include an oven and gas hob with extractor over, alongside space for a washing machine and fridge freezer. A window provides natural light, complemented by wood effect flooring.



MASTER BEDROOM

11' 7 max" x 9' 2" (3.53m x 2.79m) A comfortable double bedroom with neutral decor and soft carpeted flooring. A large window ensures a bright outlook, and the room benefits from access to a private ensuite shower room.

ENSUITE

Conveniently located off the principal bedroom, this ensuite comprises a modern three piece suite including a walk in shower cubicle, a pedestal hand basin, and a low level WC. Partially tiled walls and wood effect flooring complete the space.



BEDROOM TWO

14' 11 max" x 6' 6" (4.55m x 1.98m) Another well proportioned bedroom, suitable as a guest room or home office. This room features neutral decor, carpeted flooring, and benefits from two windows allowing for ample natural light.

BATHROOM

A well maintained family bathroom comprising a three



piece suite: a panelled bath with mixer tap, a pedestal hand basin, and a low level WC. The walls are partially tiled, and the floor is finished with a practical wood effect covering.

EXTERNALLY

The apartment building is set within well kept communal grounds, featuring mature trees and landscaped areas. Ample communal parking is available for residents and visitors, adding to the convenience of this property.

TENURE

Tenure: Leasehold

EPC Rating: B

Council Tax Band: A

LOCATION

Leyland is a popular residential location offering a wide choice of properties, from traditional family homes and charming terraces to modern developments and spacious detached houses. With a range of local schools, shops, parks and everyday amenities nearby, it appeals to first-time buyers, growing families and those looking to downsize. Excellent transport links to Preston, Chorley and the wider motorway network further enhance its appeal, making Leyland a sought-after location for homeowners

GROUND FLOOR



115 GREAT PARK DRIVE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only. prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given to their operation or efficiency can be given. Made with Hogen 12/20

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 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