

HOME  TRUTHS

Golden Hill Lane, Leyland

PR25 2YJ





A fantastic opportunity for first-time buyers or investors, this well-proportioned home offers two double bedrooms, a south-west facing courtyard garden and off-road parking for up to two vehicles. With comfortable living space and plenty of potential to make it your own, it's a great option for anyone looking to take their first step onto the property ladder or add to their rental portfolio.

At the front of the property is a spacious garden with a paved pathway creating a welcoming approach to the home.

Step inside into the living room, a comfortable and inviting space complete with a gas fire and handy understair storage. From here, the accommodation flows through into the dining area, with sliding doors opening directly onto the courtyard garden.

The kitchen is accessed from the dining area and is fitted with a range of wall and base units, an integrated gas hob and electric oven, along with space for a fridge freezer.

Step outside into the south-west facing courtyard garden, offering a lovely spot to enjoy the afternoon and evening sun. There is also a useful storage shed and off-road parking for up to two vehicles. The current owner predominantly accesses the property from this side via Oak View, providing convenient access from the parking area.



Upstairs are two well-proportioned double bedrooms, alongside a spacious family bathroom fitted with a shower, wash hand basin and WC. Council tax A, EPC D, Freehold.

- Fantastic opportunity property
- Two bedroom mid terrace property
- Parking for two vehicles
- South west facing courtyard



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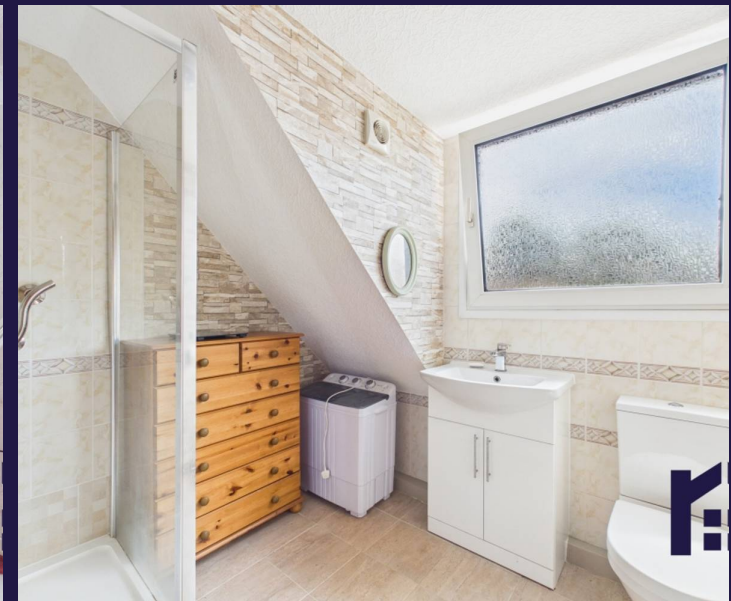
Eccleston Branch

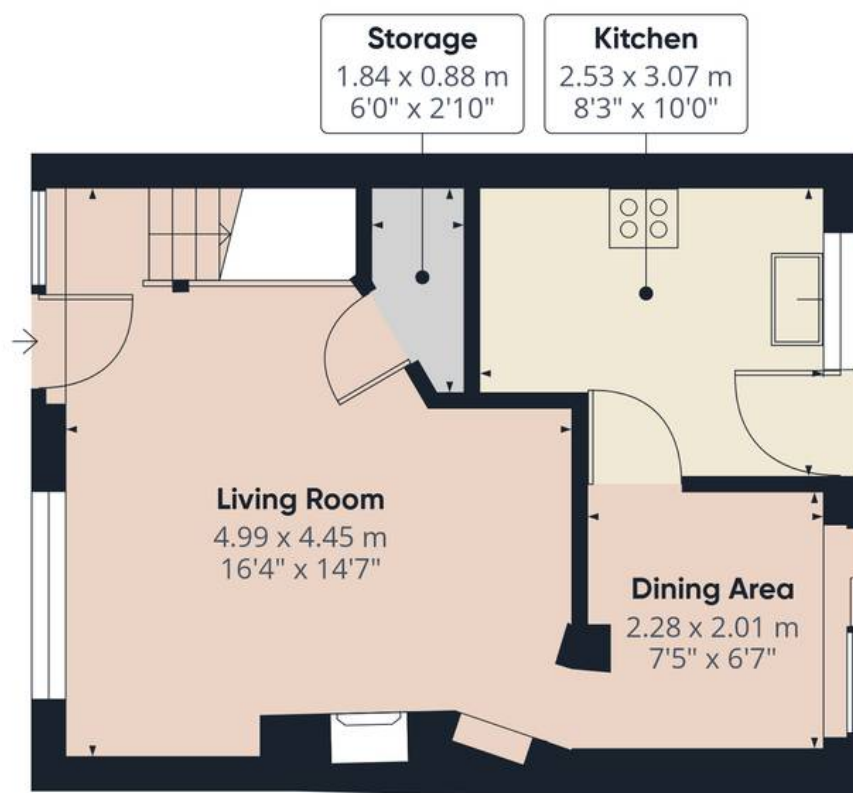
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Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**60.1 m<sup>2</sup>647 ft<sup>2</sup>**Reduced headroom**0.8 m<sup>2</sup>9 ft<sup>2</sup>

(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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