

HOME  TRUTHS



Stokes Hall Avenue, Leyland

PR25 3FA



Occupying a pleasant position within a popular residential development, this detached family home offers spacious and versatile accommodation throughout. Featuring four well-proportioned bedrooms, an impressive open-plan dining kitchen, conservatory, detached garage and a private rear garden, this is an ideal home for growing families looking to settle within easy reach of excellent schools, transport links and everyday amenities.

The driveway provides off-road parking for two vehicles and leads to the detached garage, whilst the lawned frontage and mature planting create an attractive first impression. Step through the front door into the welcoming entrance hallway with staircase to the first floor and a convenient guest cloakroom.

Positioned to the front of the property, the generous living room is bathed in natural light from the window and centres around an inset gas fire, creating a warm and inviting space to relax. Double doors lead through to the heart of the home – a superb open-plan dining kitchen designed with both family life and entertaining in mind. There is space for under-counter appliances, plumbing for both a dishwasher and washing machine, together with ample room for a large dining table. The space opens into the conservatory, a lovely additional reception room overlooking the rear garden and offering a peaceful place to enjoy the changing seasons.



To the first floor, the landing provides access to the loft, storage cupboard and four bedrooms. The principal bedroom benefits from its own contemporary en suite shower room, whilst the remaining bedrooms are all well proportioned and offer flexibility for family members, guests or those working from home. Completing the accommodation is the modern family bathroom, fitted with a bath with shower over, wash hand basin and WC.

Externally, the rear garden enjoys a good degree of privacy, with mature hedging creating a pleasant backdrop. A paved Indian stone patio provides the perfect spot for outdoor dining, whilst the lawn offers space for children to play and keen gardeners to enjoy. The detached garage benefits from both power and lighting, providing useful storage or workshop space in addition to the driveway parking.

Council tax D, EPC D, Freehold.



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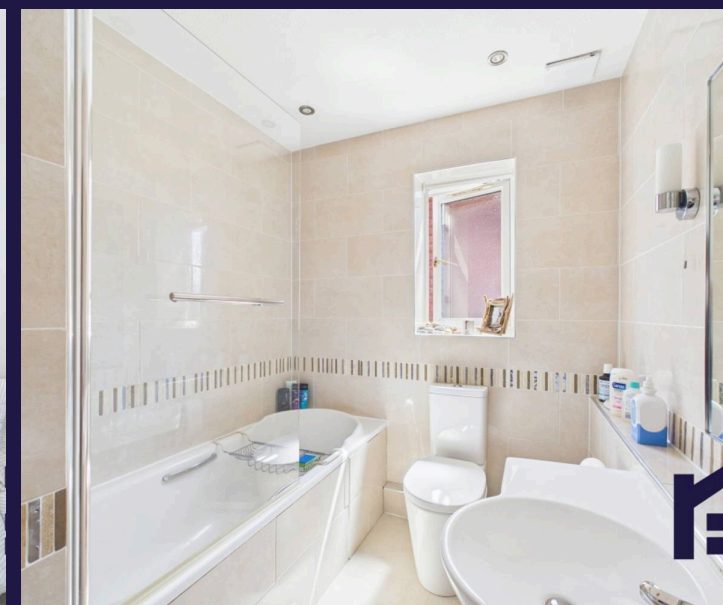
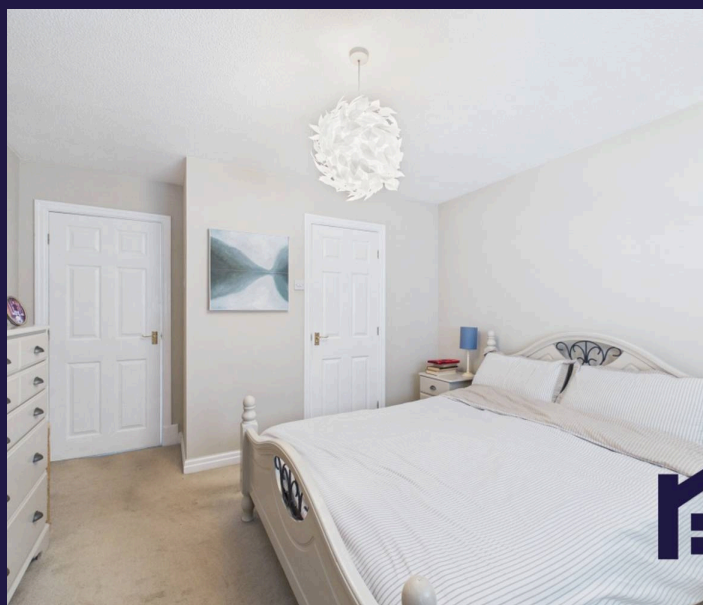
Eccleston Branch

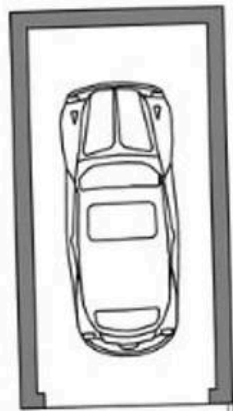
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GROUND FLOOR



ROOM SIZES

Entrance Hall	8.7" x 5.8"
Cloakroom	6.7" x 3.4"
Dining Kitchen	21.9" x 11.2"
Conservatory	10.9" x 8.4"
Living Room	15.11" x 11.9"
Master Bedroom	10.6" x 11.8"
En Suite	2.10" x 7.8"
Bedroom Two	6.11" x 9.8"
Bedroom Three	9.7" x 10.4"
Bedroom Four	9.6" x 10.11"
Family Bathroom	6.6" x 7.9"

FIRST FLOOR

