



**SWITCH**  
ESTATE AGENTS



35 Lancaster Lane, Leyland, PR25 5SN

**£395,000**

- Spacious Four Bedroom Detached Family Home
- Four Well-Proportioned Double Bedrooms
- Multi-Car Driveway Providing Ample Off-Road Parking
- Walking Distance to Cuerden Valley Park
- No Onward Chain
- Generous Plot in Sought-After Clayton-Le-Woods Location
- Large Front & Rear Gardens
- Excellent Access to Motorway Links, Schools & Local Amenities
- Double Garage
- Viewing highly recommended

# 35 Lancaster Lane, Leyland PR25 5SN

An exciting opportunity to acquire this unique four-bedroom detached family home, occupying a substantial plot in the highly sought-after area of Clayton-Le-Woods.

This spacious property offers fantastic potential and is ideal for buyers looking to put their own stamp on a home. Requiring cosmetic modernisation, the property provides generous living accommodation and superb scope to create a truly special long-term family residence.

Internally, the ground floor comprises a large and welcoming living room, offering excellent space for both everyday family life and entertaining. The fitted kitchen features a breakfast bar and provides ample workspace and storage, complemented by a generous utility room and a convenient downstairs WC.

To the first floor, there are four well-proportioned double bedrooms. The master bedroom and second bedroom both benefit from fitted wardrobes, providing excellent built-in storage solutions. A spacious four-piece family bathroom suite completes the upstairs accommodation.

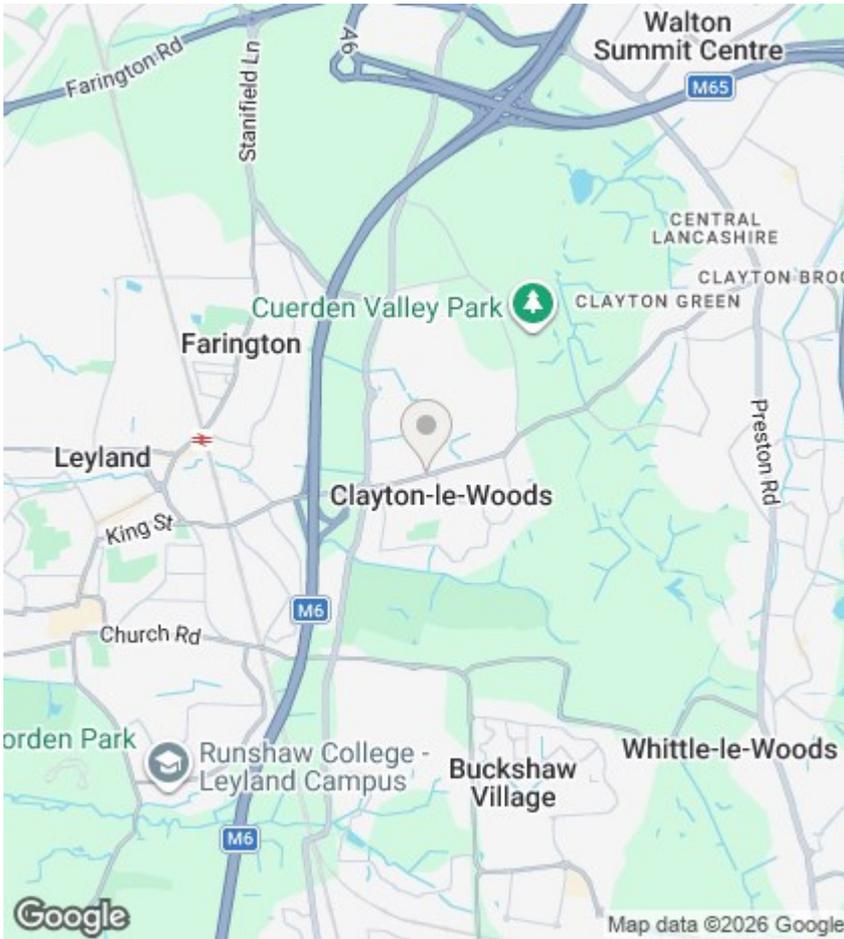
Externally, the property truly stands out. Sitting on a substantial plot, it boasts large gardens to both the front and rear, offering fantastic outdoor space for families, landscaping potential, or future enhancement



Council Tax Band: E







## Directions

## Viewings

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

## EPC Rating:

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