HOME TRUTHS

Western Drive, Leyland

PR25 1YB

A beautifully presented and thoughtfully updated home offering spacious open-plan living, three double bedrooms and versatile reception space, perfect for modern family life. Enter via the side of the property into a large and welcoming hallway, providing access to the first floor and forming the central hub of the home. To the right is an impressive open-plan breakfast kitchen and family room, renovated just three years ago and designed with both style and practicality in mind. The kitchen features a range of modern wall and base units, a gas hob with extractor, Bosch double oven, corner larder cupboard and an instant hot tap, with the fridge freezer and dishwasher available by separate negotiation. This space flows seamlessly into a bright sun room, flooded with natural light from surrounding windows and roof glazing, creating a superb family area with ample room for seating. A downstairs WC and useful storage cupboard complete this space. Returning through the hallway, the living room offers a cosy yet stylish retreat, complete with a media wall and electric fire, while a large window to the front elevation allows plenty of natural light to fill the room. A further reception room is accessed via a small inner corridor, which also provides handy storage and utility space, making it an ideal dining room or flexible additional living area. Upstairs, the property boasts three well-proportioned double bedrooms, all benefiting from fitted storage. The family bathroom is fitted with a bath, separate shower, wash basin and WC. The rear garden is well-designed for both relaxation and entertaining, featuring a generous flagged patio area ideal for outdoor seating, along with an elevated section of artificial lawn for low-maintenance enjoyment. To the rear, there is a substantial shed complete with power, offering excellent storage or potential for use as a workshop or hobby space.

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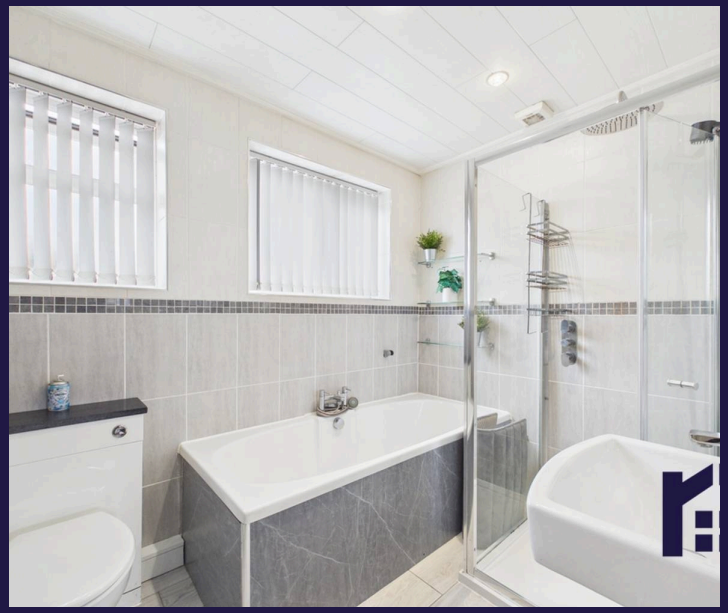
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three double bedrooms
- Open plan breakfast kitchen and family room
- Two additional reception rooms
- Outdoor workshop
- Virtual tour



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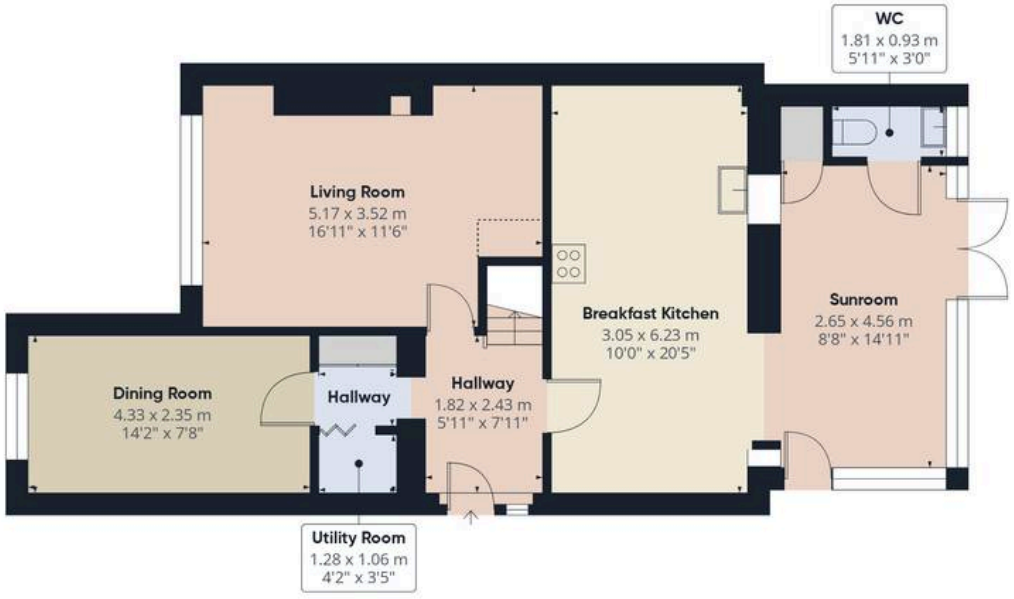
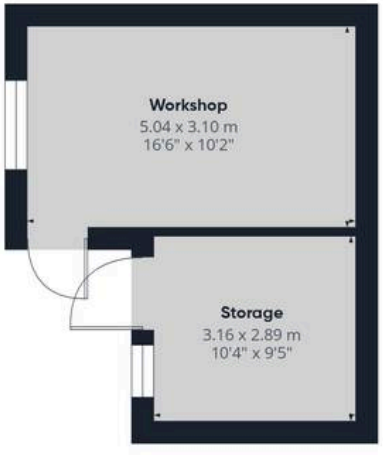


Floor 1 Building 1

Floor 2 Building 1



Floor 1 Building 2

HOME TRUTHS

Approximate total area(1)

139 m²

1496 ft²

Reduced headroom

0.5 m²

5 ft²

(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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