



**SWITCH**  
ESTATE AGENTS



110 Canberra Road, Leyland, PR25 3ET

**£195,000**

- Spacious 3-bedroom home
- Large bay window lounge
- Private rear garden
- Excellent school catchment
- Great transport links
- Two bright reception rooms
- Modern family kitchen/diner
- Driveway for multiple cars
- Close to Leyland Town Centre
- Viewing highly recommended

# 110 Canberra Road, Leyland PR25 3ET

Nestled on the charming Canberra Road in Leyland, this delightful semi-detached house, built in 1935, offers a perfect blend of character and modern living. Spanning an impressive 1,098 square feet, this spacious home is ideal for families seeking comfort and convenience, and it comes with the added benefit of no onward chain.

Upon entering, you are greeted by two inviting reception rooms. The front lounge boasts a large bay window, allowing natural light to flood the space, creating a warm and welcoming atmosphere. The second reception room serves as a formal dining area, perfect for entertaining guests or enjoying family meals.

The heart of the home is the generous family kitchen/diner, which provides ample space for culinary creativity and casual dining. This area is designed for both functionality and comfort, making it a wonderful gathering spot for family and friends.

The property features three well-proportioned bedrooms, ensuring that everyone has their own personal space. The modern family bathroom is tastefully appointed, catering to the needs of a busy household.

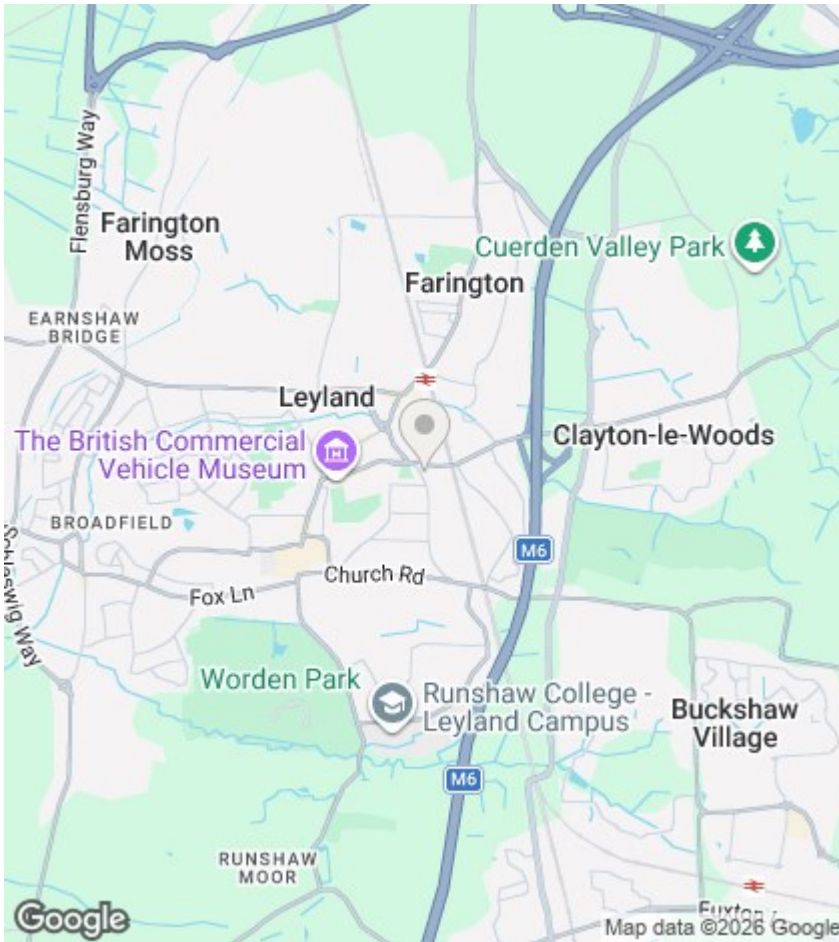
Outside, the large, private rear garden offers a tranquil retreat, ideal for outdoor activities, gardening, or simply relaxing in the sun. Additionally, the property benefits from driveway parking, accommodating



Council Tax Band: B







## Directions

## Viewings

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

## EPC Rating:

D

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