

HOME  TRUTHS

Belgrave Road, Leyland

PR25 2LN





A well presented three-bedroom semi-detached home, ideally situated in a popular residential area close to highly regarded local schools, excellent transport links, and a wide range of everyday amenities. Finished with modern décor complemented by charming character features, this property offers stylish and comfortable living throughout. The accommodation begins with a bright and welcoming living room, featuring a large bay window that fills the space with natural light, attractive laminate flooring, and a working log burner, creating a warm and cosy setting to enjoy all year round. To the rear of the property is a spacious and well-designed kitchen diner, fitted with practical vinyl flooring and offering space for a washing machine, tumble dryer, and fridge freezer. Overlooking the west-facing garden, the kitchen enjoys an abundance of natural light and provides the perfect space for both everyday family life and entertaining guests. Upstairs, the property offers three well-proportioned bedrooms, including two generous double bedrooms and a versatile single bedroom. The stylish family bathroom features a freestanding oval bath, a contemporary waterfall shower, wash hand basin, and WC, creating a modern and relaxing space. Externally, the property benefits from a low-maintenance, west-facing rear garden with convenient side access, making it the perfect spot to enjoy the afternoon and evening sunshine. To the front, a private driveway provides off-road parking for two vehicles. This fantastic home presents an excellent opportunity for first-time buyers, growing families, or anyone looking to move into a sought-after location with excellent local amenities and transport links. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer. EPC to follow. Council Tax Band B. Freehold

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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Three bedrooms
- Virtual tour
- Low maintenance garden
- West facing garden
- Double driveway

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Eccleston Branch

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Coppull Branch

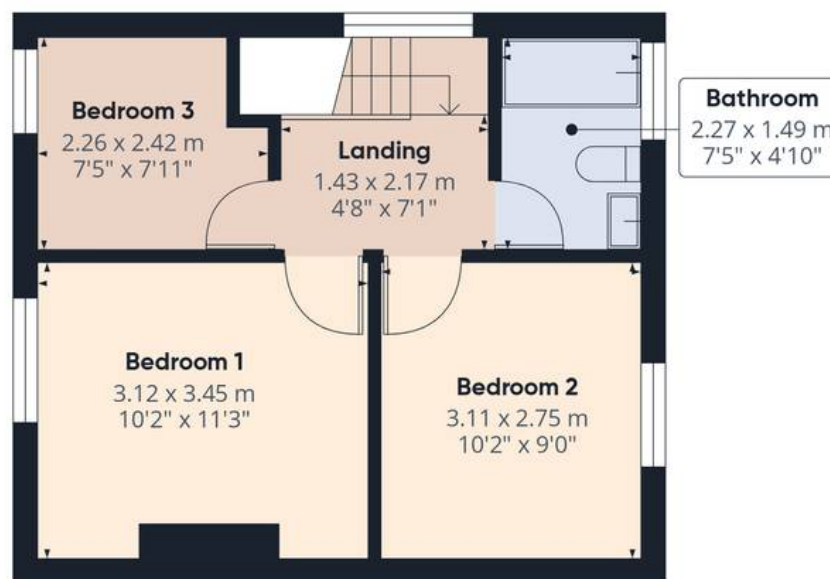
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Floor 1



Floor 2



Approximate total area⁽¹⁾

65.5 m²

705 ft²

(1) Excluding balconies and terraces

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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