

87 Western Drive, Leyland, PR25 1YE Offers over £550,000

This impressive five-bedroom detached home combines modern living with generous space, ideal for family life and entertaining. Located in a desirable setting it benefits from excellent accommodation, landscaped gardens and a beautiful outdoor area.

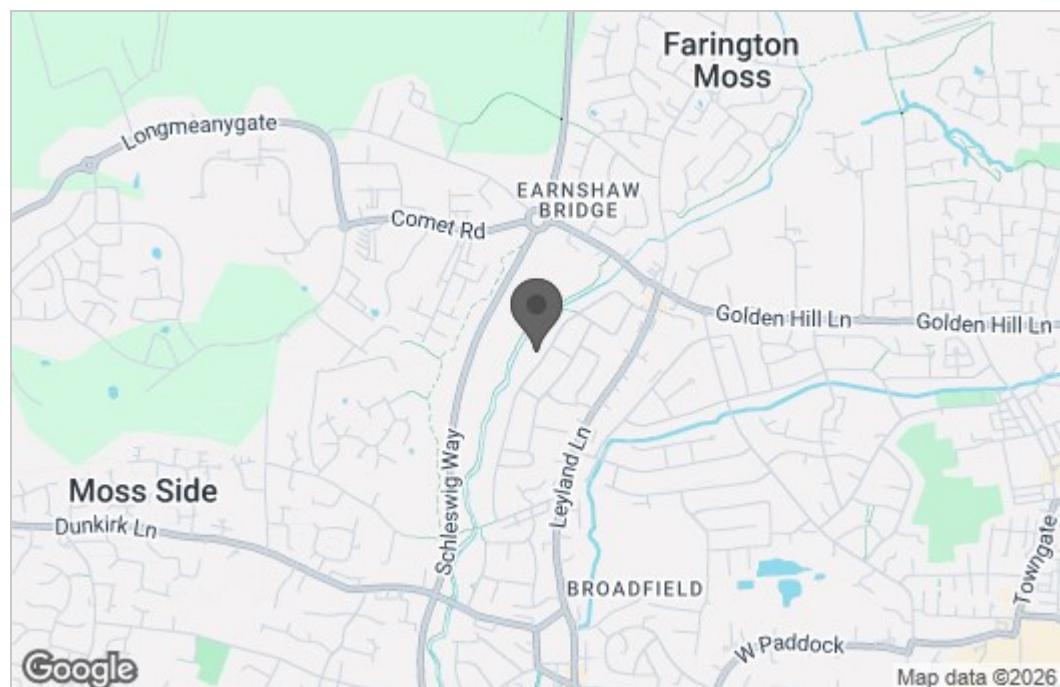
Inside, the property offers five well-proportioned bedrooms and three stylish bathrooms, providing comfort and convenience for the whole family. A large family room forms the heart of the home, featuring expansive sliding doors that open to the garden, seamlessly blending indoor and outdoor living. The property also boasts a dedicated cinema room, perfect for evenings at home and a modern kitchen that flows into the living spaces. The kitchen features Mielle appliances and marble worktop. The attention to detail and standard of the work is second to none. The large lanterns flood the extension with natural light creating the perfect space for entertaining or enjoying time with the family. The family room and main bedroom feature air conditioning, perfect for hot summers. The utility room is the size of your average kitchen, with an additional cooker, perfect for dinner parties. The family room and all bathrooms feature thermostatically controlled under floor heating. Planning has been granted for a full glass balcony accessed via the bi-fold doors in main bedroom. The en-suite bathroom incorporates a double jacuzzi bath and built in smart TV. Additional highlights include a garage, off-road parking, and an outbuilding offering versatile use. The house benefits from no chain.

Outside the generous garden is complemented by a hot tub and a decking area that extends over the river Lostock at the rear, creating a truly unique and relaxing setting. This home offers both space and lifestyle, with features designed for family living and entertaining. If you have any questions or would like to arrange a viewing, please get in touch.

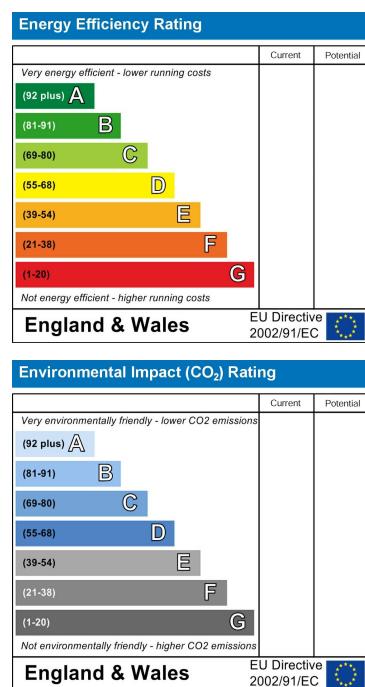
Floor Plan



Area Map



Energy Efficiency Graph



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