



SWITCH
ESTATE AGENTS



8 Liege Road, Leyland, PR25 2ES

£210,000

- Garden-fronted terrace house
- Modern kitchen with soft-close cupboards
- Under-stairs storage area
- Three bedrooms plus loft room
- Private Indian stone garden
- Two large reception rooms
- Stylish Karndean flooring
- Utility room and downstairs WC
- Contemporary family bathroom
- Close to Worden Park and schools

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Nestled on the desirable Liege Road in Leyland, this charming mid-terrace house, built in 1934, offers a delightful blend of period features and modern comforts. Spanning 1,044 square feet, this garden-fronted home boasts three spacious bedrooms and two generous reception rooms, both adorned with elegant bay windows that invite an abundance of natural light.

As you step inside, you are greeted by a bright hallway that showcases stunning Kardean flooring, which flows seamlessly throughout the ground floor. The two reception rooms provide ample space for family gatherings and entertaining guests, while the modern fitted kitchen is a chef's dream, featuring soft-close, handleless cupboards and plenty of worktop space for culinary creations. The practicality of a separate utility room and a convenient downstairs WC enhances the functionality of this lovely home.

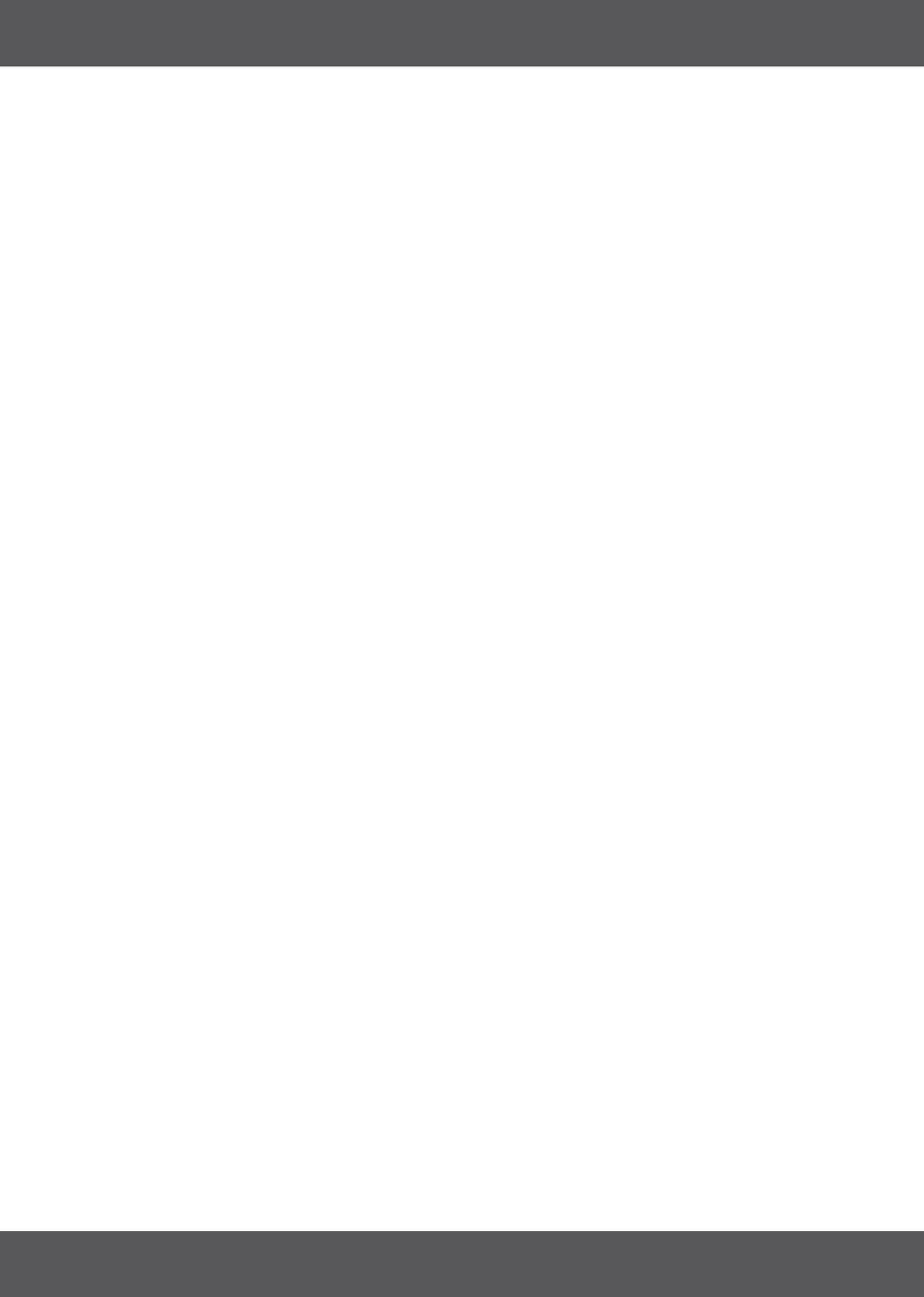
On the first floor, you will find three well-proportioned bedrooms, complemented by a contemporary family bathroom. Additionally, a versatile loft room with two Velux windows offers the perfect opportunity for a home office, playroom, or guest accommodation.

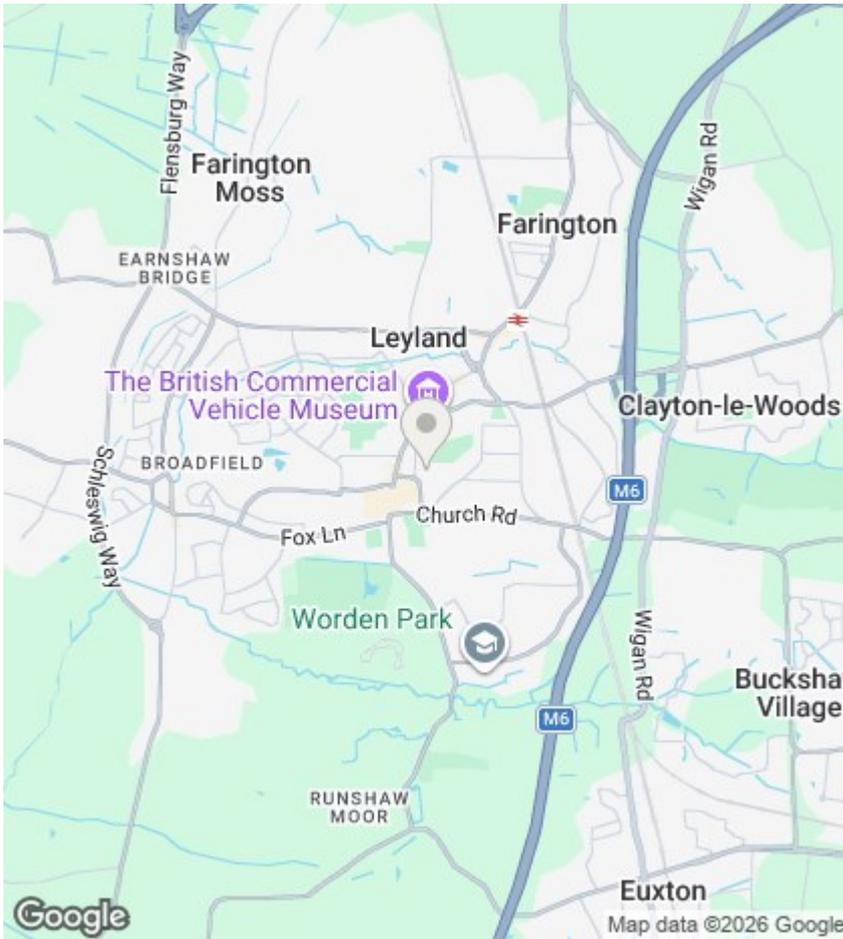
The exterior of the property is equally appealing, with a charming garden front and a beautifully landscaped Indian stone rear garden, providing a private and low-maintenance outdoor space ideal for relaxation or entertaining.



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		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor