



Borrowdale Road, Leyland

PR25 3AU





Occupying an enviable corner plot in a popular residential area, this very spacious true bungalow offers over 1,400 square feet of versatile accommodation and is available with no upward chain. Ideally positioned within easy walking distance of highly regarded schools and colleges, the property presents an excellent opportunity for families, downsizers and those seeking single-level living. To the front, the block paved driveway provides off-road parking for up to four vehicles and leads to the garage. A lawn bordered by mature planting creates an attractive approach to the main entrance. Step into the welcoming hallway and from there into the impressive living room, a wonderfully proportioned space offering ample room for both dining and comfortable seating. A vaulted ceiling enhances the sense of light and space, creating a superb setting for everyday living and entertaining. The kitchen comprises a range of wall and base units together with a gas hob, electric oven and grill, and additional space and power for further appliances. To the rear, the large conservatory provides a delightful additional reception area, ideal for enjoying views of the garden throughout the year. The principal bedroom benefits from its own en suite wet room, comprising electric shower, wash hand basin, wc and ladder heated towel rail. Bedrooms two and three are well-proportioned doubles, with bedroom three enjoying direct access to the conservatory and offering flexibility as a study, hobby room or additional sitting room if preferred. Bedroom four is a comfortable single. Completing the accommodation is the family bathroom, comprising a bath, separate electric shower in cubicle, wash hand basin and wc. Externally, the gardens are mainly laid to lawn and bordered by mature planting, enjoying a pleasant backdrop onto Balshaw's playing fields.



A substantial storage shed provides excellent external storage, whilst the generous one-and-a-half garage benefits from an electric up-and-over door and houses the Worcester combi boiler. The garage also offers space, power and plumbing for additional appliances. Offering generous accommodation, excellent potential and a highly convenient location, this is a wonderful opportunity to acquire a spacious bungalow in a sought-after area.

- Spacious true bungalow
- Four bedrooms
- Plenty of potential
- Over 1400 square feet
- Virtual tour



HOME TRUTHS

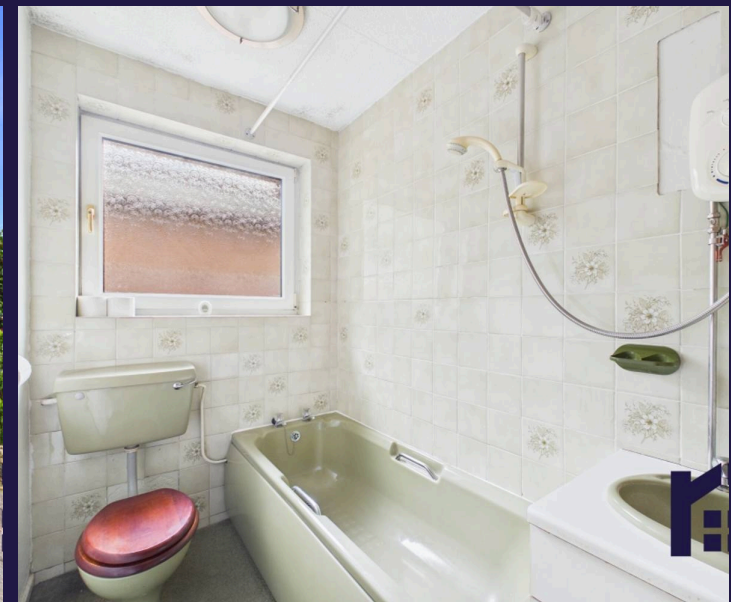
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Approximate total area⁽¹⁾

133.6 m²
1438 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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