



## Maria B Evans Estate Agents Limited

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**263 Leyland Lane, Leyland PR25 1XL**

**Offers in the region of £190,000**



- Two-bedroom semi-detached property
- Recently landscaped, generously sized rear garden
- Welcoming entrance hallway
- Spacious reception and dining room with gas fire
- Further reception room with patio doors to the rear
- Kitchen with various integrated appliances
- Modern three-piece ground floor shower room
- Two good-sized, double bedrooms to the first floor
- Master bedroom benefitting from a two-piece en suite
- Indian stone patio to the front and rear
- Detached single garage with electric up-and-over doors
- Off-road parking to the front
- Close to local amenities

This delightful, semi-detached home provides bright and versatile accommodation with two receptions, a dining area, separate kitchen and shower room to the ground floor, whilst two bedrooms (one with an en suite) exist to the first. The standout feature of the property is its extensive, landscaped rear garden with Indian stone patio areas for al fresco dining, with additional lawn and shale areas. To the front, there is off-road parking on the Indian stone driveway.

### **Welcome home...**

The inviting entrance hallway is laid with a laminate flooring (continuing throughout the ground floor) has a pendant light above and a convenient cupboard to the side with bi-folding doors which offers discreet storage for shoes and coats.



### **Sit back and relax...**

To the left, the bright and generously proportioned reception room unfolds, centred around a charming gas coal fire with a limestone hearth and mantle. A large front-facing window floods the space with natural light, complemented by three pendant lights overhead. The room seamlessly flows into a dining area which has an opaque window to the side.



A pair of sliding doors open to reveal a further sitting room with a television point to the side and access to the kitchen. Glazed patio doors provide a lovely outlook onto the landscaped gardens to the rear.



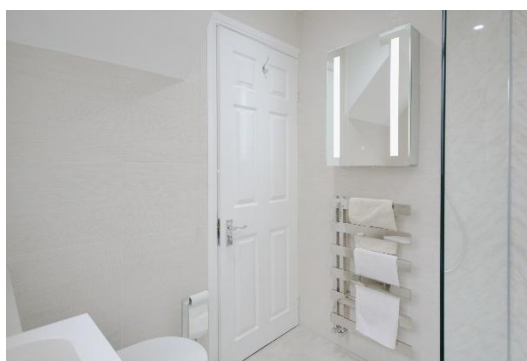
### **Put the kettle on...**

This area is appointed with a range of white wall and base units which include an electric oven and grill, gas hob with hooded extractor fan above and space for a microwave and a refrigerator-freezer. A white tiled splash back runs between the units whilst a stainless-steel sink unit with etched drainer sits below a window to the rear and has plumbing for an automatic washing machine beneath.

From here, there is access to the rear porch containing the boiler and providing access to the garden.



Completing the ground floor accommodation is a contemporary three-piece shower room. This recently fitted suite is fully tiled and includes a walk-in shower with monsoon head and glazed panel to the side, a back-to-wall w.c. and vanity wash hand basin. A chrome heated towel rail sits below an illuminated mirror whilst the space is illuminated further by recess downlights and an opaque window to the side.



### **Time for bed...**



The master bedroom is a spacious double room with two windows across the rear and an integrated wardrobe space to one wall.



A sleek pocket door slides to one side to reveal a convenient two-piece en suite, finished with neutral, modern tones and comprising of a close coupled w.c. and vanity wash hand basin with illuminated mirror above.



### **Tiers of tranquility...**

The landscaped rear garden is firstly laid to Indian stone with much space for alfresco dining and enclosed by attractive timber fences to either side. A detached single garage is positioned to one side and equipped with electric up-and-over doors, power and lighting.



The second tier is laid to shale with a feature patio area, presenting another quaint seating area to sit and enjoy the surroundings. The rest of the garden is made up of a

lawned area, secured with mature hedging to the side and rear. The garden benefits from woodland and fields to its rear, offering a great degree of privacy.



**Viewing is strictly by appointment through Maria B Evans Estate Agents**

**We are reliably informed that the Tenure of the property is Freehold**

**The Local Authority is South Ribble Borough Council**

**The EPC rating is**

**The Council Tax Band is B**

**The property is served by mains drainage**

**Please note:**

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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