SWITCH
ESTATE AGENTS









25 Earnshaw Drive, Leyland, PR25 1QS

Offers over £210,000

- Immaculately presented three-bedroom semi-detached home
- Spacious bay-fronted living room with gas fire and built-in storage
- Kitchen with ample worktop space
- Four-piece bathroom with walk-in shower and separate bath
- Driveway parking, garage and electric vehicle charging point
- Versatile loft room with Velux windows and its own WC
- Separate dining room
- Principal bedroom with built-in wardrobes
- Private rear garden with flagged seating area and lawn
- Convenient for local schools and transport links

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25 Earnshaw Drive, Leyland PR25 1QS

An immaculately presented three-bedroom semi-detached home, offering spacious accommodation, a versatile loft room and private gardens. With driveway parking, a garage and an electric vehicle charging point, this property makes an excellent family home, conveniently positioned for local schools and transport links.

The ground floor begins with a spacious entrance hallway, leading to a generous bay-fronted living room with built-in storage and a gas fire, creating a welcoming space to relax. A separate dining room provides plenty of space for family meals and entertaining, while the kitchen offers ample worktop space.

To the first floor are three bedrooms, with the principal bedroom benefiting from built-in wardrobes. A four-piece family bathroom includes a walk-in shower and a separate bathtub. The loft room provides additional versatile space, with Velux windows and its own WC. Currently used as a bedroom, it could also make an ideal home office, playroom or hobby room. Externally, the front features a lawned garden and driveway parking, with access to the garage and an electric vehicle charging point. The property enjoys an outlook to the front that is not overlooked. To the rear, the private garden is bordered by trees and offers a flagged seating area, a lawn and access into the garage.

Combining well-presented interiors, flexible living space and a convenient location, this home is well suited to a range of buyers. Viewing is highly recommended.

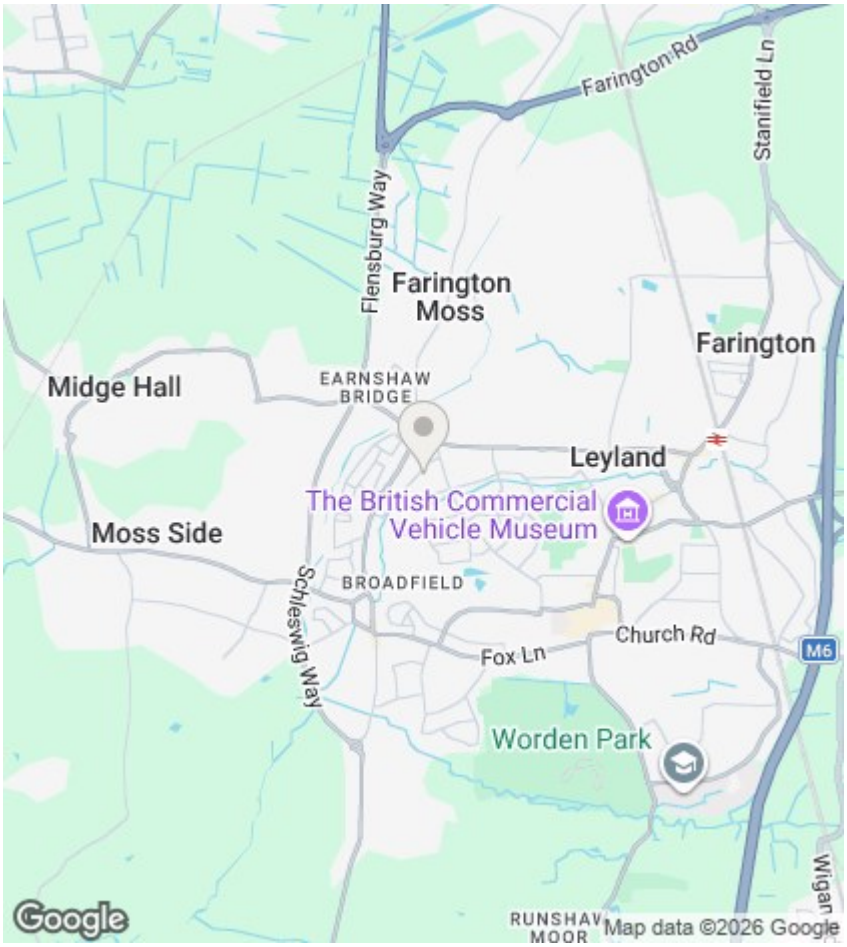
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Council Tax Band: B









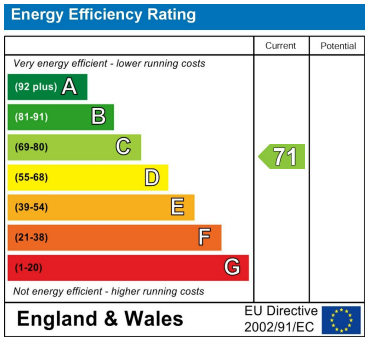
Directions

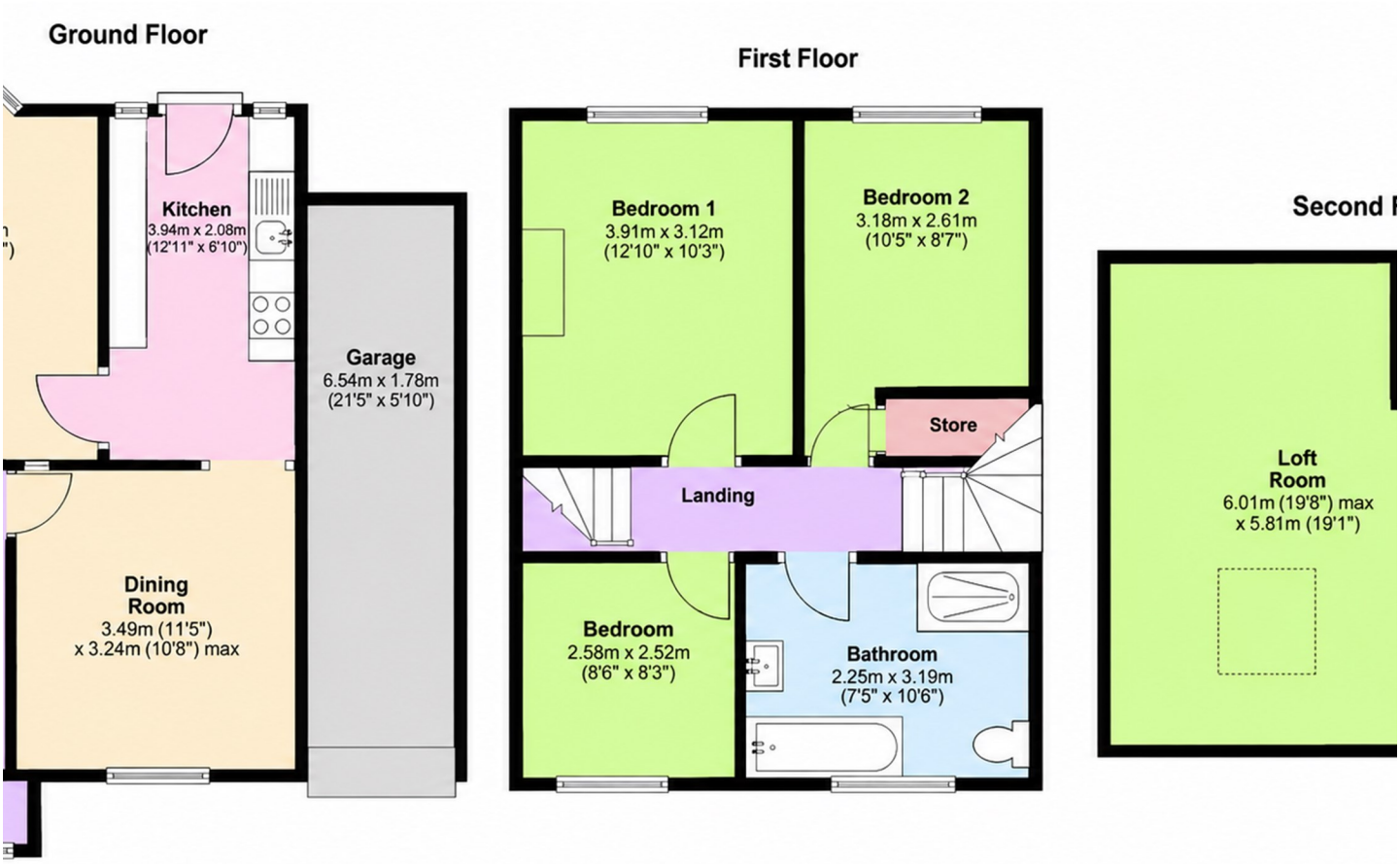
Viewings

Viewings by arrangement only. Call 07494057655 to make an appointment.

EPC Rating:

C





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