

HOME  TRUTHS



Blackbird Court, Leyland

PR25 1FH



Delightful, incredibly energy efficient, three double bedroom detached property on a popular and sought after residential development within easy reach of Leyland Town centre, Worden Park and primary transport routes. Available with no upward chain. Tucked away on a quiet cul de sac the two car driveway leads to the garage and the main entrance. Step into the welcoming hallway with cloakroom comprising floating wash hand basin and wc, and utility room with Baxi boiler and space, power and plumbing for appliances. The living room has French windows opening to the garden, whilst the heart of the house has room for dining and comfortable furniture and kitchen comprising a range of wall and base units, double electric oven and grill, gas hob, refrigerator and freezer, dishwasher and bifold doors. Step outside into the rear garden which is mainly laid to lawn and benefits from raised decking and bespoke bar, with power and light, making this the perfect place to relax and entertain. Back inside, stairs lead to the first floor landing with storage and access to the loft. Bedroom one has dressing room and en suite comprising mixer shower in cubicle, wc and floating wash hand basin. Bedrooms two and three can also accommodate a double bed and the family bathroom comprises bath, ladder heated towel rail, wc and floating wash hand basin. Alarmed and with 14 solar panels to assist with costs and generate revenue this property has over 1200 square feet to offer.



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A

- Detached property
- Three good sized bedrooms
- Lovely rear garden
- Bar room
- No upward chain

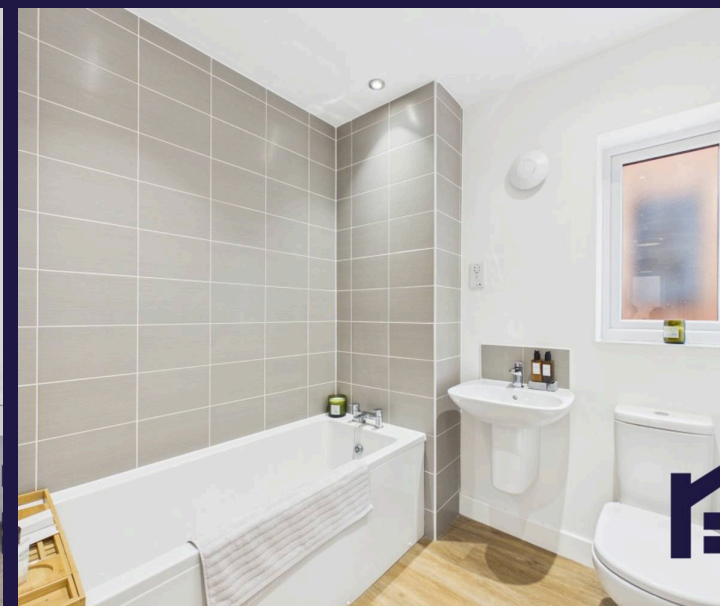


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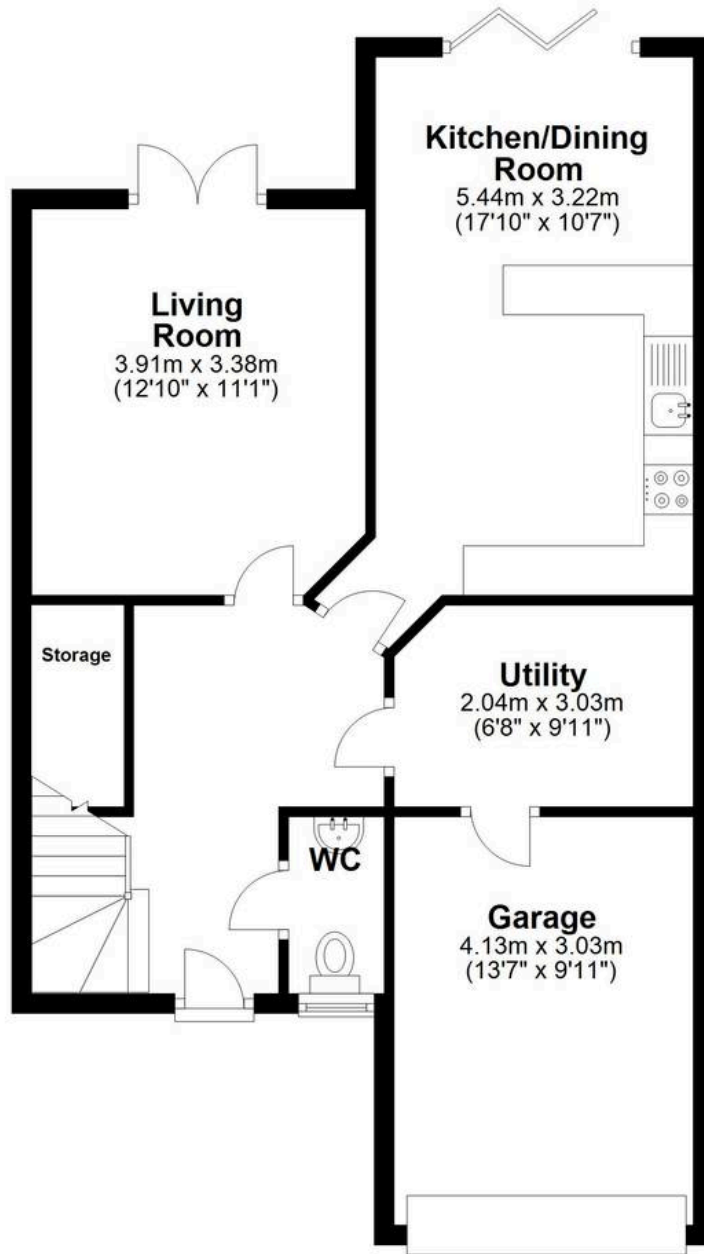
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## Ground Floor

Approx. 65.2 sq. metres (701.6 sq. feet)



## First Floor

Approx. 53.2 sq. metres (572.1 sq. feet)



Total area: approx. 118.3 sq. metres (1273.8 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE  
Plan produced using PlanUp.