



SWITCH
ESTATE AGENTS



19 Broadfield Drive, Leyland, PR25 1GJ

Offers over £180,000

- Immaculate Two-bedroom semi-detached home
- Stylish living room with bay window and feature acoustic panelling
- High-spec integrated appliances including double oven, microwave & coffee machine
- Contemporary four-piece bathroom with freestanding bath & walk-in shower
- Summer house with electricity – ideal for home office or gym
- Finished to an exceptional modern standard throughout
- Stunning open-plan dining kitchen with island
- Separate utility room with additional storage and downstairs WC
- Beautifully landscaped low-maintenance rear garden with decked seating area, patio with feature lighting & artificial turf
- Imprinted concrete driveway providing off-road parking for multiple vehicles

19 Broadfield Drive, Leyland PR25 1GJ

This beautifully presented two-bedroom semi-detached property is offered in truly immaculate condition, finished to an exceptional standard throughout and ready for immediate occupancy.

Downstairs, you are welcomed by a stylish and spacious living room featuring a charming bay window, bespoke acoustic panel feature wall, and useful under-stairs storage.

To the rear, the heart of the home is the stunning open-plan dining kitchen, complete with a central island and sleek handleless soft-close cabinetry. The kitchen is fully equipped with high-spec integrated appliances including a double oven, microwave, coffee machine, and fridge freezer. Sliding doors open out to the rear garden, creating a perfect space for entertaining and modern family living.

A separate utility room provides additional worktop space and a sink, along with access to a convenient downstairs WC.

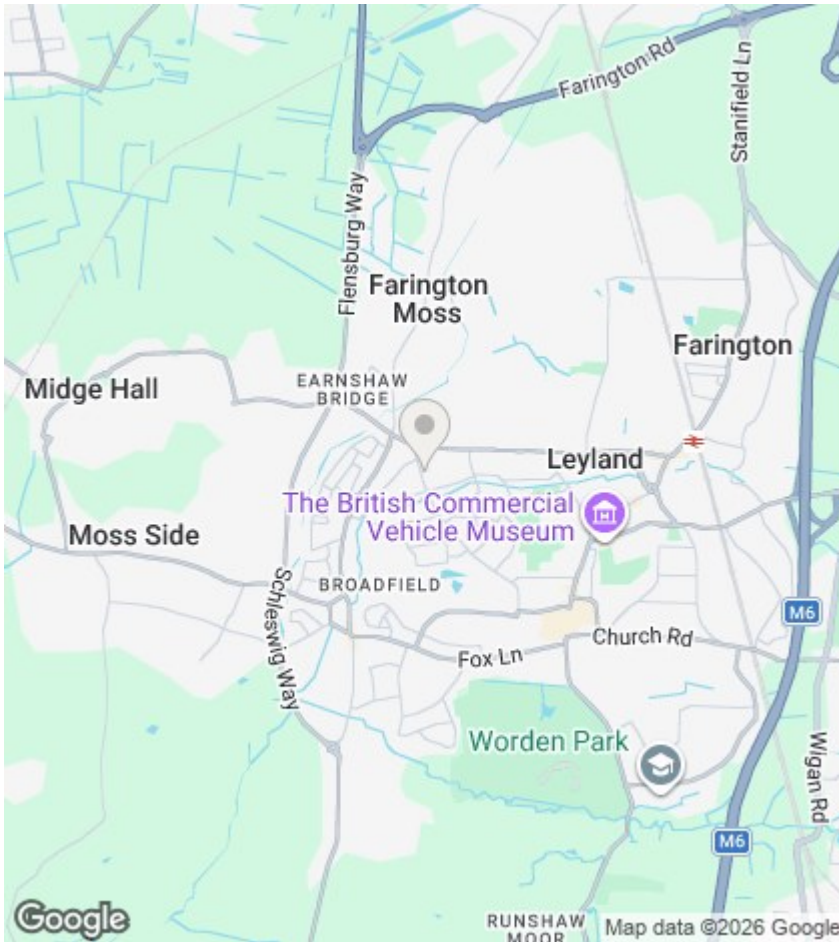
Upstairs, the contemporary family bathroom is beautifully designed and comprises a four-piece suite, including a freestanding bath, walk-in shower, and stylish feature tiling.

The impressive master bedroom boasts a bay window, feature wall panelling, and built-in wardrobes, creating a stylish and comfortable retreat. The second bedroom is also a generous double with fitted wardrobes,



Council Tax Band: B





Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

