SWITCH
ESTATE AGENTS

50 Woodlands Drive, Leyland, PR25 2NH

Offers over £299,950

- Extended Five-Bedroom Semi-Detached Home
- Converted Loft Space With Velux Windows
- Modern Kitchen With Integral Appliances
- Utility Room & Integral Garage
- Woodland Outlook to the Front
- Spacious Principal Bedroom With En-Suite & Fitted Wardrobes
- Three Double Bedrooms & Two Single Bedrooms
- Large Bright & Airy Conservatory
- Large Driveway With Parking for Multiple Vehicles & Generous Enclosed Rear Garden
- Excellent Family Home, Convenient for Schools, Local Amenities & Leyland Town Centre

32 Ashurst Road, Leyland, PR25 5TS
07494057655

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Woodlands Drive is an impressive and thoughtfully extended five-bedroom semi-detached family home, occupying a substantial plot and offering spacious, versatile accommodation ideally suited to modern family life.

The ground floor comprises a welcoming entrance hallway, downstairs WC, spacious living room and separate dining room. The modern kitchen is equipped with a range of integral appliances and is complemented by a large, bright and airy conservatory overlooking the rear garden. A separate utility room provides additional practicality and gives access to the integral garage.

To the first floor are five well-proportioned bedrooms, including three doubles and two singles. The generous principal bedroom benefits from fitted wardrobes and a large private en-suite, with the remaining bedrooms served by the family bathroom.
A further staircase leads to the converted loft space, complete with Velux windows. This fantastic versatile area offers excellent additional space for a home office, games room, hobby room or occasional room.

Externally, the property continues to impress. To the front is a large driveway providing off-road parking for multiple vehicles, while its position facing woodland provides a pleasant outlook with no properties directly opposite.

To the rear is a generous enclosed garden featuring a lawned area, Indian stone paved seating area and garden shed, creating an excellent space for families and entertaining.
Ideally positioned for local schools, amenities and Leyland town centre, Woodlands Drive offers an excellent opportunity for a growing family seeking substantial and flexible living space in a convenient location.

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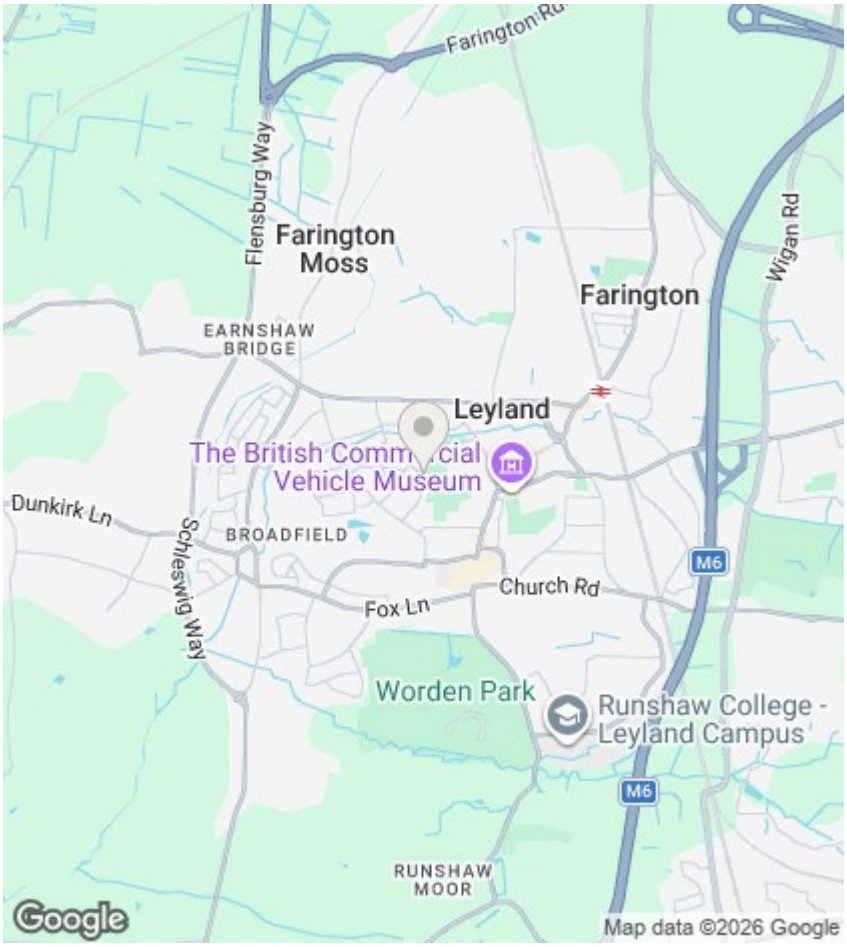
Council Tax Band: B

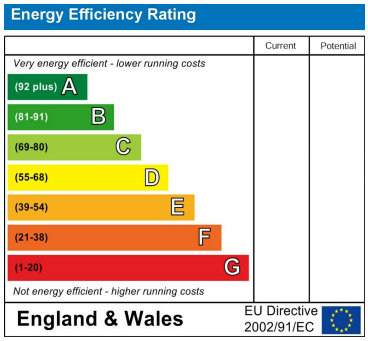


Directions

Viewings

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

EPC Rating:



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