



SWITCH
ESTATE AGENTS



64 Welsby Road, Leyland, PR25 1JD

£795

- Spacious three-bedroom property
- Large, bright living room
- Three well-sized bedrooms
- Private driveway for off-road parking
- Walking distance to Worden Park
- Modern fitted kitchen
- Family bathroom
- Great-sized rear garden
- Excellent location close to schools and amenities
- Easy access to transport links

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Situated in a popular residential area of Leyland, this spacious three-bedroom property on Welsby Road offers comfortable living with excellent access to local amenities, schools, and transport links. Perfect for families or professionals, the home provides generous living space both inside and out.

The property features a large and welcoming living room, ideal for relaxing or entertaining, along with a modern kitchen offering plenty of storage and workspace. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

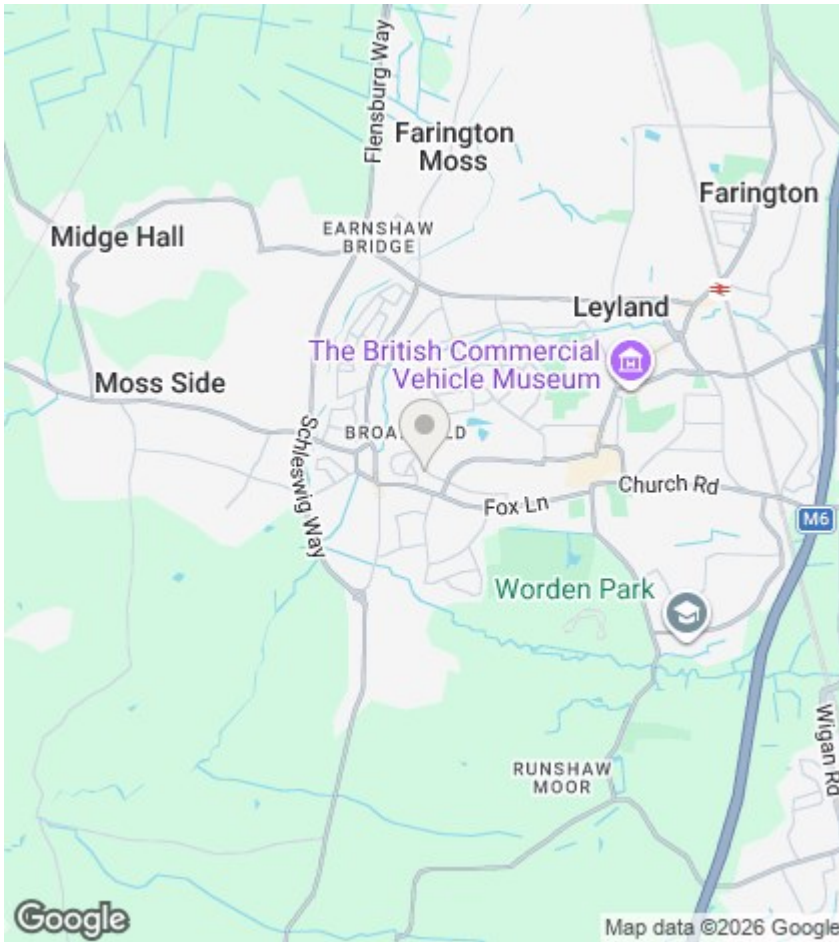
Externally, the property benefits from a great-sized rear garden, perfect for outdoor enjoyment, along with a private driveway providing convenient off-road parking.

Located within walking distance of Worden Park, the property is also close to local schools, shops, and transport links, making it an ideal home for those seeking both space and convenience.



Council Tax Band: A





Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 