



**Laird Drive, Leyland, PR26 7BJ**

**£260,000**

**\*\*\*OPEN DAY\*\*\*SATURDAY 09.05\*\*\*PLEASE CALL TO BOOK AND DON'T MISS THE OPPORTUNITY TO VIEW\*\*\***

**STUNNING FAMILY HOME!!! We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated on the popular new build development of 'Centurion Village'!**



# 11 Laird Drive, Midge Hall, Leyland, PR26 7BJ

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated on the outskirts of Leyland. Benefiting from spacious living accommodation set over 2 floors, enviable corner position with open grass banks and pond to the front aspect and landscaped rear garden.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner, WC, cupboard/cloaks and hallway. To the first floor 3 bedrooms, en-suite shower room and family bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially the M6/M61 with being commutable within 10 minutes.

FREEHOLD

Council tax band - D

## GROUND FLOOR

### Lounge 10'7" x 15'6" (3.23m x 4.73m)

High quality wood effect laminate flooring with dual aspect windows, spotlighting and blind

### Kitchen/diner 8'9" x 15'5" (2.68m x 4.71m)

High quality wood effect laminate flooring with patio doors leading to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, induction hob, hood, fridge-freezer, dishwasher and washing machine and dryer

## WC

High quality wood effect laminate

flooring with 2 piece bathroom suite in white and radiator

## Cloak/cupboard

High quality wood effect laminate flooring with integrated fibre to the property

## FIRST FLOOR

### Bedroom 8'9" x 15'5" (2.68m x 4.71m)

High quality wood effect laminate flooring with window to the side elevation, floor to ceiling fitted wardrobes and blind

## En-suite

High quality wood effect laminate flooring with 2 piece bathroom suite in white, separate showering enclosure, partially tiled decor, radiator and blind

### Bedroom 9'10" x 8'9" (3.01m x 2.67m)

Carpet flooring with window to the front elevation, floor to ceiling fitted wardrobes and blind

### Bedroom 8'9" x 6'5" (2.67m x 1.96m)

Carpet flooring with window to the side elevation, floor to ceiling fitted wardrobes and blind

## Bathroom

High quality wood effect laminate flooring with 3 piece bathroom suite in white, partially tiled decor and radiator

## EXTERNAL

Beautifully presented and private rear garden, benefiting from a South-westerly facing aspect, enclosed by panel fencing and stone wall. Gated access to double driveway with EV charge point and solar panels on roof of property.





