



SWITCH
ESTATE AGENTS



1 Mardale Crescent, Leyland, PR25 3BT

Offers over £350,000

- Extended True Bungalow In Fantastic Location
- Spacious Living Room With Feature Fireplace & Decorative Panelling
- Upgraded & Convenient Utility Room
- Sliding Patio Doors To Landscaped Rear Garden
- Ideally Located For Excellent Schools, Transport Links & Local Amenities
- Stunning Open Plan Dining Kitchen With Feature Island & High End AEG Appliances
- Three Generous Bedrooms With Modern En Suite To Master
- Finished To An Exceptional Cosmetic Standard Throughout
- Multi-Car Driveway Providing Ample Off-Road Parking
- Quiet Cul-De-Sac Position Within The Highly Sought After Worden Park Estate

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Nestled in a quiet cul-de-sac on the highly desirable Worden Park Estate, this beautifully extended true bungalow combines contemporary style with practical family living. Thoughtfully upgraded and meticulously maintained, it is presented in immaculate, move-in ready condition.

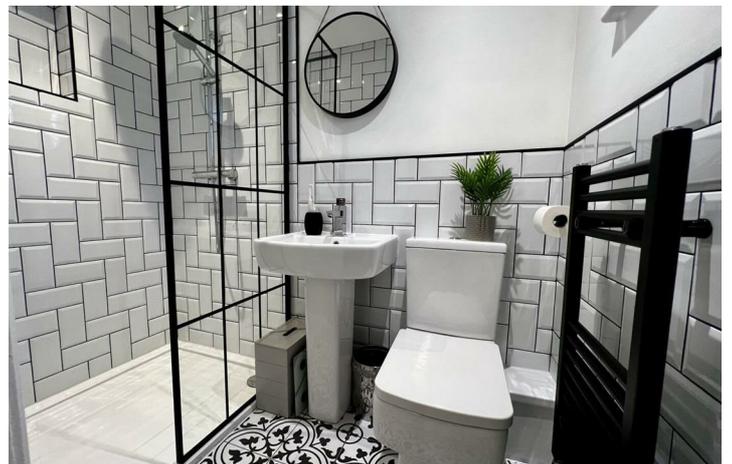
The welcoming entrance hall leads to a spacious living room featuring elegant wall panelling and a striking fireplace, creating a warm yet stylish space for everyday living. At the rear, the property has been cleverly extended to offer a stunning open-plan dining kitchen, the heart of the home. Fitted with high-quality AEG appliances, a feature island with seating, integrated dishwasher, fridge, and freezer, and ample worktop and storage, the space is ideal for both family life and entertaining. Sliding patio doors seamlessly connect the interior to the landscaped rear garden, while a recently upgraded, convenient utility room adds practical functionality.

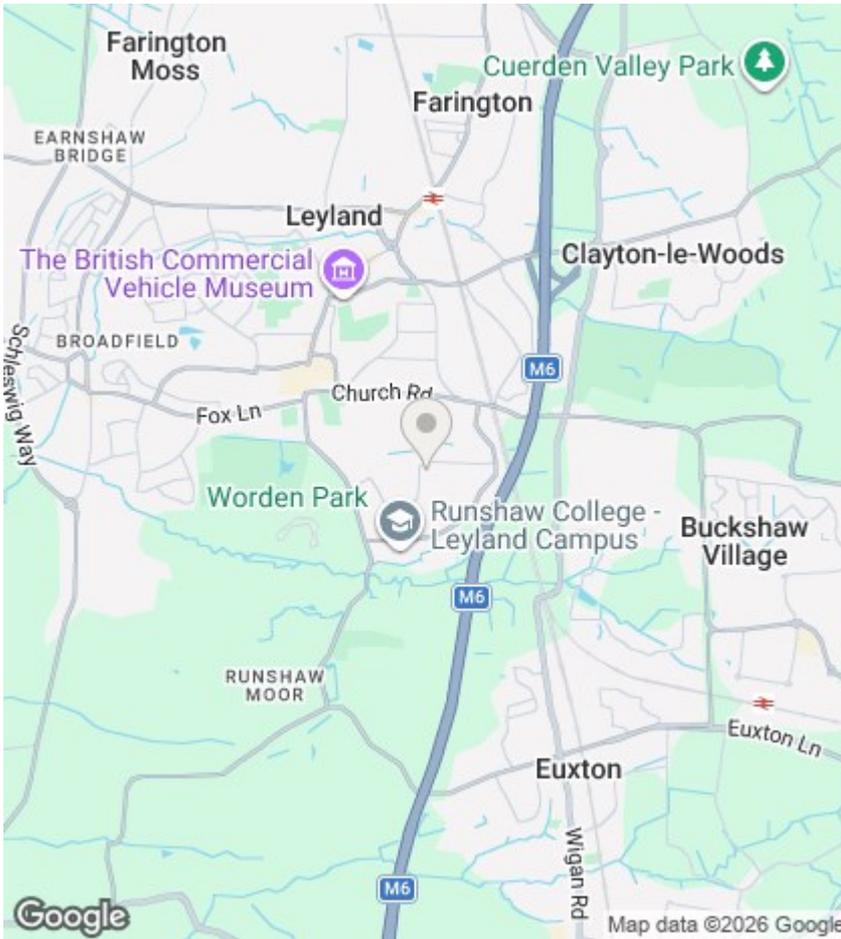
The accommodation includes three generous bedrooms, with the master benefiting from a contemporary en-suite. A modern family bathroom completes the interior, ensuring comfort and convenience for all occupants.

Outside, the landscaped garden offers a lawned area and seating space for relaxation, while the front driveway provides ample off-road parking. Energy efficiency is maximised with solar panels and a modern battery



Council Tax Band: C





Directions

Viewings

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

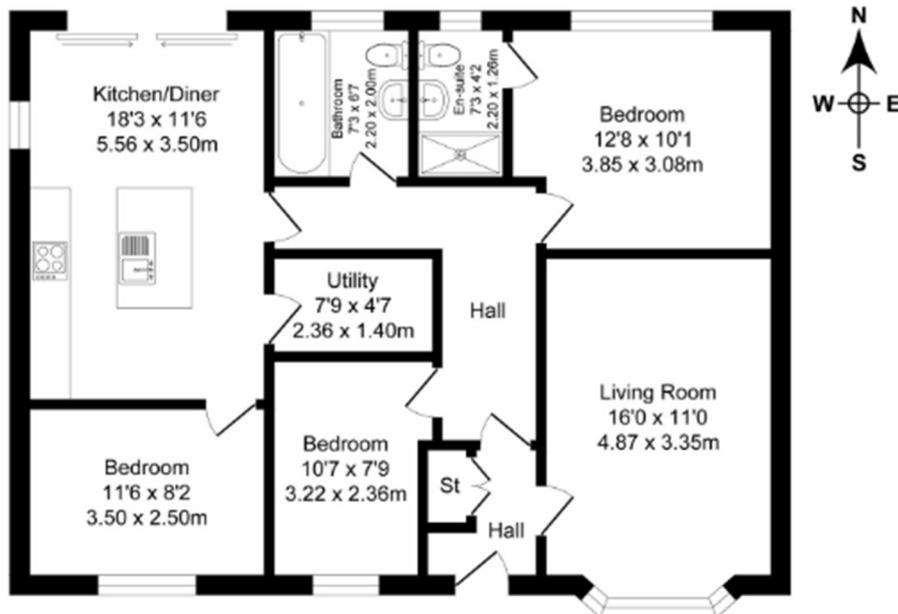
EPC Rating:

D

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

Mardale Crescent Total Approx. Floor Area 984 Sq.ft. (91.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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