



SWITCH
ESTATE AGENTS



6 Boardman Close, Farington, Leyland, PR25 3DB

£200,000

- 3 bedrooms, 1 bathroom
- Bay-fronted lounge
- Landscaped rear garden
- Built in 2013
- Easy motorway access
- Modern kitchen diner
- Double driveway parking
- Quiet cul-de-sac location
- Close to schools
- Viewing recommended

32 Ashurst Road, Leyland, PR25 5TS
07494057655

info@switchestates.co.uk
switchestates.co.uk

6 Boardman Close, Leyland PR25 3DB

Welcome to this charming three-bedroom semi-detached home, nestled in a peaceful cul-de-sac on Boardman Close, Farington, Leyland. Built in 2013, this property offers a modern living experience with a generous 936 square feet of well-designed space.

As you enter, you are greeted by a delightful bay-fronted lounge, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the modern kitchen diner, which provides a stylish and functional area for family meals and gatherings. With two reception rooms, there is ample space for both leisure and socialising.

The property boasts three comfortable bedrooms, ideal for families or those needing extra space for guests or a home office. The well-appointed bathroom ensures convenience for all residents.

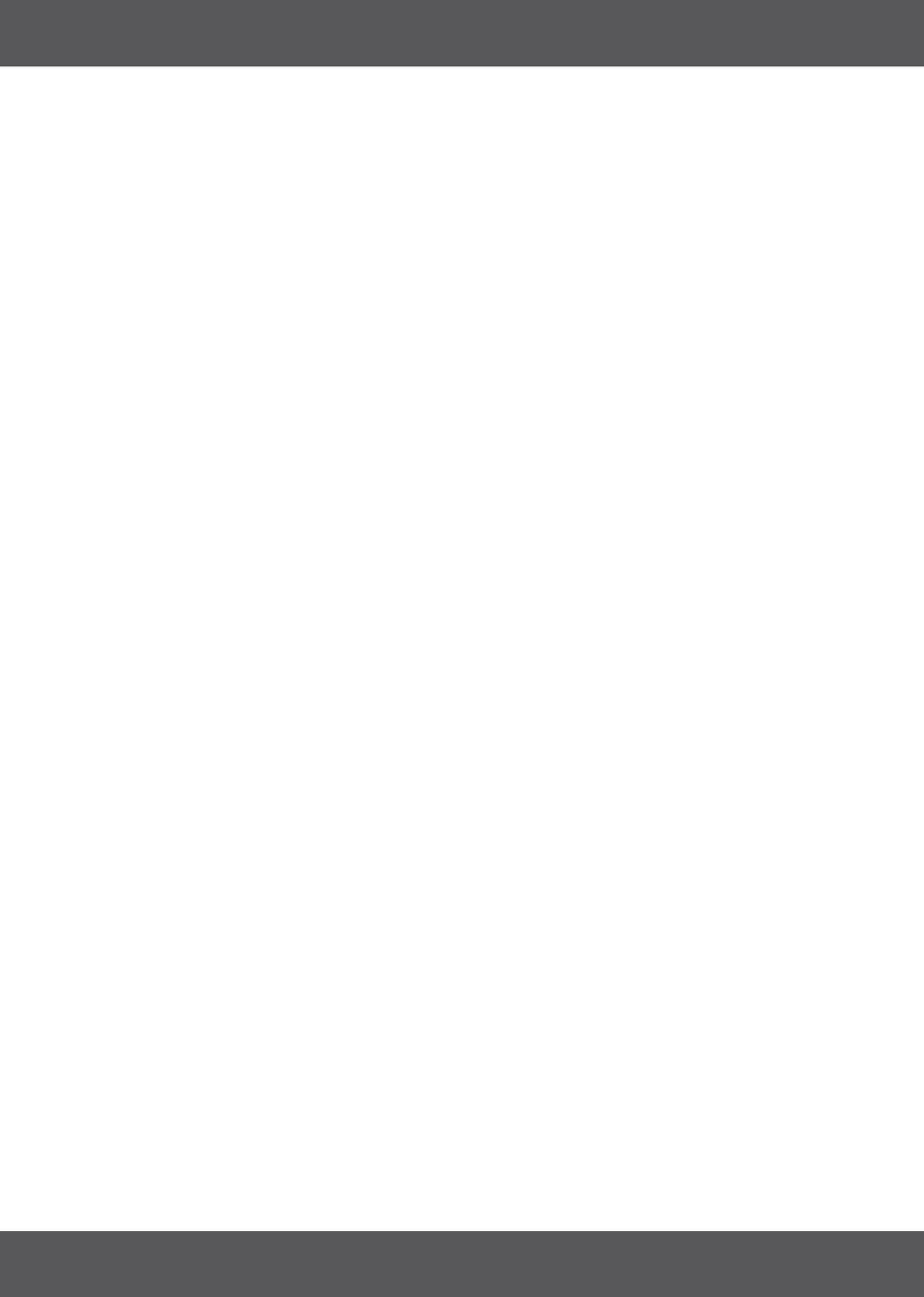
Set on a generous corner plot, this home benefits from a double driveway, providing off-road parking for multiple vehicles. The landscaped rear garden is a lovely outdoor space, perfect for enjoying the fresh air, gardening, or hosting summer barbecues.

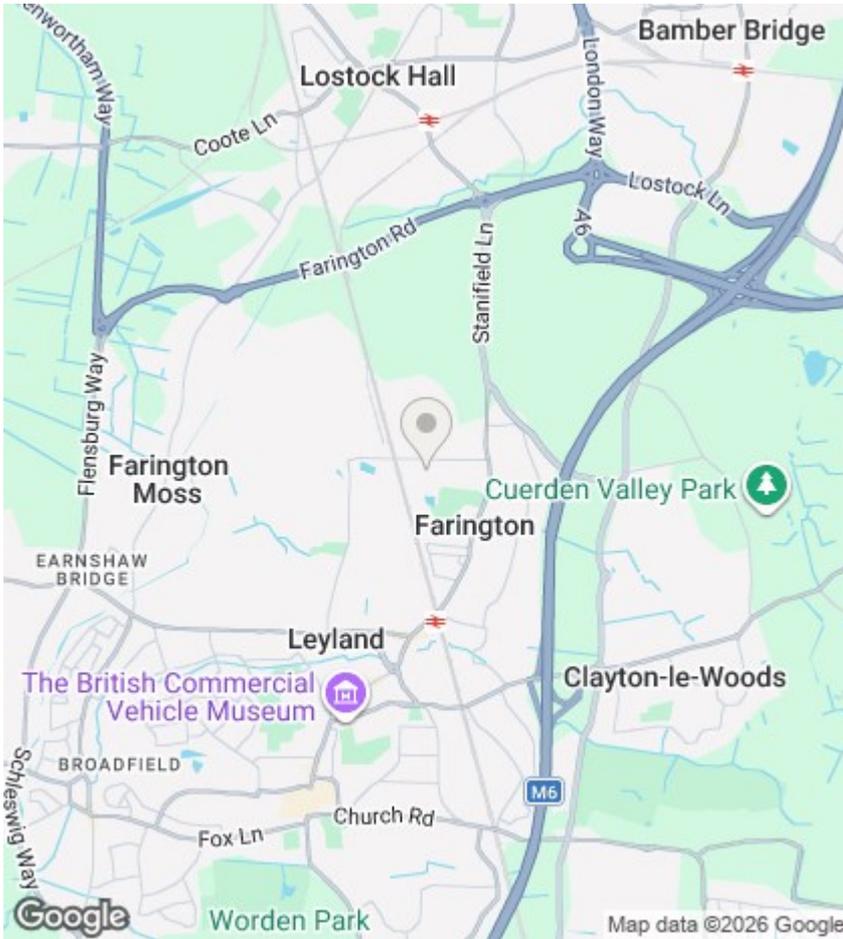
In addition to its appealing features, this property enjoys excellent transport links, making it easy to commute to nearby towns and cities. Whether you are a first-time buyer, a growing family, or looking to downsize, this home offers a wonderful opportunity to enjoy modern living in a tranquil setting. Do not miss the chance to make this delightful property your own.



Council Tax Band: C







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		75	
(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	