



Easy Home Sales
Independent Residential Sales Agents

**36 Briarwood Close, Leyland
Preston, PR25 1RD**

- Four Bedrooms
- Low Maintenance Back Garden
- Off Road Parking
- En-Suite To Master Bedroom

Offers Over £279,950
EPC Rating 'C'





Property Description

Easy Home Sales are delighted to market, situated in a popular residential area of Leyland, Preston, this beautifully presented four-bedroom detached home offering spacious and versatile accommodation, ideal for modern family living. Located close to local amenities, reputable schools, and excellent transport links, this fantastic home is perfectly suited for growing families looking to settle in the heart of Leyland.



The property welcomes you with a bright entrance hallway leading through to a generous living and dining room, providing the perfect space for both relaxing and entertaining. The living room area is finished with a gas fire and overlooks the well presented rear garden. The good-sized kitchen offers ample base & wall units which are finished with plenty of worktop space and houses built in double oven, hob and extractor fan, with space for a washing machine, fridge and dish washer, catering perfectly to busy family life with an integral door through to the garage. While a convenient downstairs W/C adds further practicality near the front door.



To the first floor, the home boasts four well-proportioned bedrooms, with the impressive master bedroom benefiting from its own en-suite shower room. A modern full family bathroom serves the remaining bedrooms.



Externally, the property continues to impress with a driveway to the front providing off-road parking alongside an integral garage. To the rear is a good-sized enclosed garden, offering an excellent outdoor space for families, entertaining, or simply enjoying the warmer months.

Early viewing is highly recommended.



Thinking of selling?

If you have a property to sell or are considering bringing your home to market, Easy Home Sales would be delighted to offer a free, no-obligation market appraisal. Please get in touch with our experienced sales team to find out more about our current offers.

Important Notice:

All room dimensions and land measurements are approximate and provided for guidance only. Buyers are advised to verify all details via their solicitor or surveyor. Easy Home Sales cannot guarantee that all services, appliances, or heating systems are in working order and recommend that these are checked by a qualified professional. Whilst every effort has been made to ensure accuracy, these particulars do not form part of any offer or contract and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of all information.







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements