

HOME  TRUTHS



Fernleigh, Leyland

PR26 7AL





This well presented semi-detached home offers modern, low-maintenance living with two double bedrooms, a spacious lounge, and a contemporary kitchen and bathroom. Ideally positioned for access to local amenities, schools, and transport links, the property would make an excellent purchase for first-time buyers or those looking to downsize. Early viewing is highly recommended.

Externally, the property benefits from a low-maintenance front garden, creating an attractive and practical first impression.

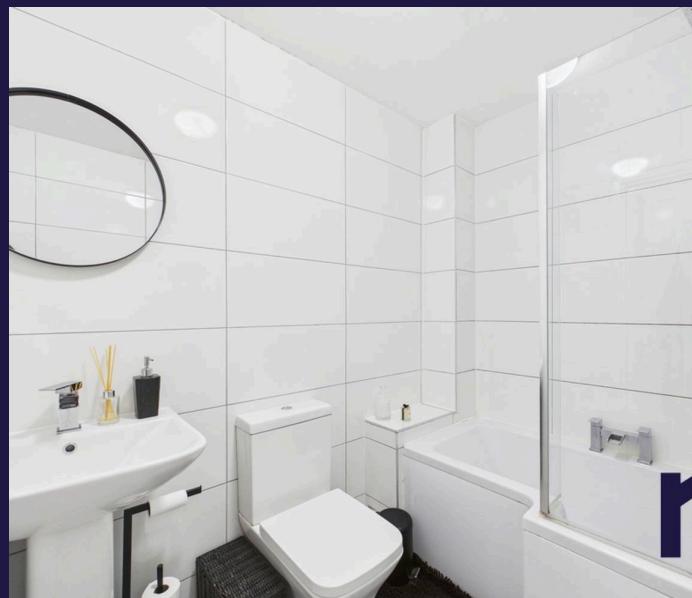
Upon entering, the entrance hallway provides a useful storage cupboard. To the front of the property is a modern fitted kitchen featuring laminate flooring, part-tiled walls and a range of wall and base units. The kitchen is well-equipped with a gas hob, oven, extractor fan, sink and drainer and integrated fridge freezer and washing machine.

To the rear of the property is a spacious lounge with a feature fireplace and space for a dining area, enjoying direct access to the rear garden. The rear garden is designed for low maintenance, making it ideal for easy outdoor enjoyment.



To the first floor are two well-proportioned double bedrooms, offering built-in storage options. Completing the accommodation is a modern family bathroom with tiled floor and walls, comprising a WC, wash basin, bath with shower over and radiator.

Council tax A, EPC C, Freehold.



HOME  TRUTHS

Eccleston Branch  
265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslangs.co.uk](http://www.hometruthslangs.co.uk)  
[office@hometruthslangs.co.uk](mailto:office@hometruthslangs.co.uk)



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

53 m<sup>2</sup>

571 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

