



SWITCH
ESTATE AGENTS



35 Lancaster Lane, Leyland, PR25 5SN

Offers in the region of £375,000

- Spacious Four Bedroom Detached Family Home
- Four Well-Proportioned Double Bedrooms
- Multi-Car Driveway Providing Ample Off-Road Parking
- Walking Distance to Cuerden Valley Park
- No Onward Chain
- Generous Plot in Sought-After Clayton-Le-Woods Location
- Large Front & Rear Gardens
- Excellent Access to Motorway Links, Schools & Local Amenities
- Double Garage
- Viewing highly recommended

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An exciting opportunity to acquire this unique four-bedroom detached family home, occupying a substantial plot in the highly sought-after area of Clayton-Le-Woods.

This spacious property offers fantastic potential and is ideal for buyers looking to put their own stamp on a home. Requiring cosmetic modernisation, the property provides generous living accommodation and superb scope to create a truly special long-term family residence.

Internally, the ground floor comprises a large and welcoming living room, offering excellent space for both everyday family life and entertaining. The fitted kitchen features a breakfast bar and provides ample workspace and storage, complemented by a generous utility room and a convenient downstairs WC.

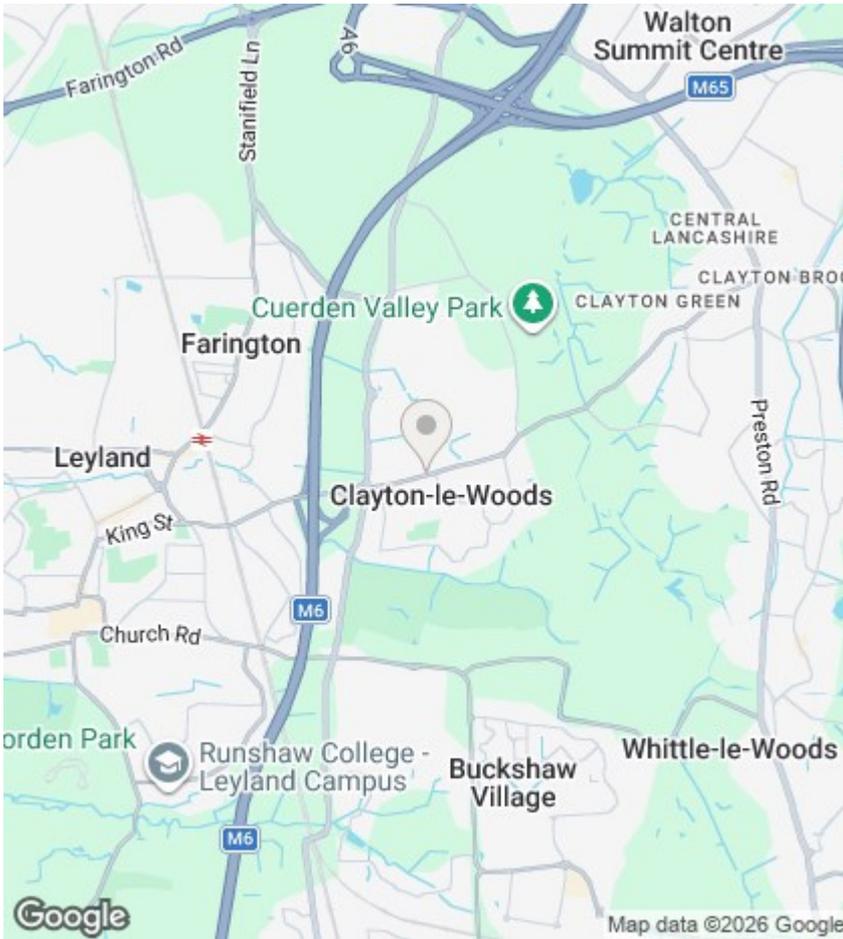
To the first floor, there are four well-proportioned double bedrooms. The master bedroom and second bedroom both benefit from fitted wardrobes, providing excellent built-in storage solutions. A spacious four-piece family bathroom suite completes the upstairs accommodation.

Externally, the property truly stands out. Sitting on a substantial plot, it boasts large gardens to both the front and rear, offering fantastic outdoor space for families, landscaping potential, or future enhancement



Council Tax Band: E





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			79
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	