



Easy Home Sales
Independent Residential Sales Agents

20 Bracken Crescent
Leyland, PR25 1EH

- End Town House
- Two Bedrooms With En-Suite
- Off Road Parking with Electric Car Charger
- Dining/Kitchen

Offers Over £219,995
EPC Rating 'B'





Property Description

Easy Home Sales are pleased to present to market this two-bedroom, town house situated in the highly sought-after area of Leyland, Lancashire. Ideal for first-time buyers or couples, this charming home is situated on the outskirts of Leyland, offers a perfect balance of peaceful living and convenient access to local amenities. With excellent transport links nearby, residents can enjoy easy connectivity to the motorway network and public transport options, while Leyland's shops, schools, and leisure facilities are only a short distance away.

Upon entering the property, you are welcomed by a convenient downstairs W/C before moving through into the bright and spacious living accommodation which houses the staircase.

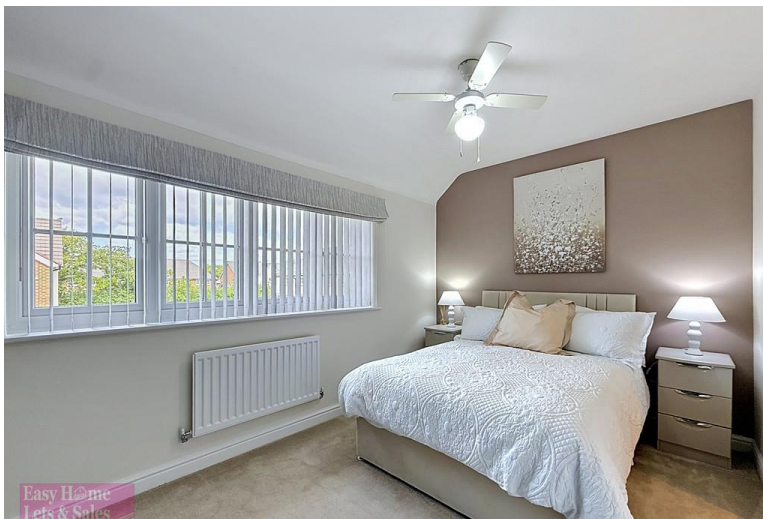




To the rear of the home is a beautifully presented dining kitchen, fitted with a range of high-quality soft-close wall and base units complemented by contrasting work surfaces and a selection of integrated appliances, including a fridge freezer, dishwasher, double oven, and induction hob with extractor over. French doors open directly onto the rear garden, creating an ideal space for both every day living and entertaining.



To the first floor, the landing provides access to the loft and leads to two well-proportioned bedrooms, both benefiting from quality fitted wardrobes. The impressive master bedroom enjoys its own stylish en-suite bathroom complete with bath and shower over, whilst the second bedroom is also served by a modern en-suite shower room.



Externally, the property boasts low-maintenance gardens to both the front and rear, with a driveway providing off-road parking for two vehicles and the added benefit of an electric car charging point. The enclosed rear garden features a paved patio area, artificial lawn, gated side access, and outside power socket, offering an excellent outdoor space to enjoy throughout the year.

Freehold ground maintenance approx £160 per annum.



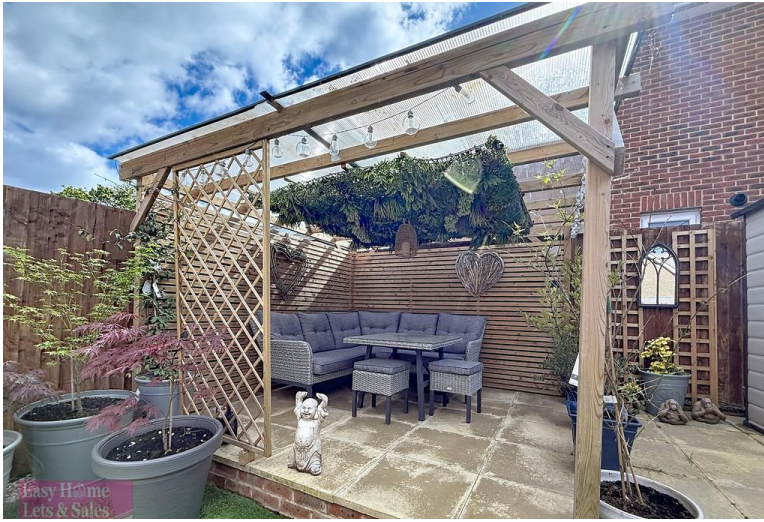
Thinking of selling?

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.

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