



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Southport Road, Leyland, PR26 8LP

Offers Over £285,000

FULLY RENOVATED SEMI DETACHED FAMILY HOME

Situated on Southport Road in Leyland, this outstanding semi-detached home has been fully renovated to an exceptional standard, making it the perfect residence for those seeking modern comfort and style. Spanning an impressive 893 square feet, the property boasts two generously sized double bedrooms, each with its own en suite bathroom, ensuring privacy and convenience for all occupants. The main bedroom further benefits from a delightful dressing room, adding a touch of luxury to your daily routine.

The heart of the home is undoubtedly the stunning dining kitchen, which seamlessly opens into a second reception room. This inviting space is perfect for entertaining guests or enjoying family meals, all while overlooking the rear garden, which offers a tranquil view and potential for outdoor enjoyment.

The property also features a spacious driveway, providing ample parking for residents and visitors alike. While the garden and driveway are yet to be completed, they both present an exciting opportunity for the new owners to create their own outdoor oasis.

This semi-detached house is ready to move straight into, making it an ideal choice for first-time buyers, families, or anyone looking to downsize without compromising on quality. With its modern finishes and thoughtful layout, this home is sure to impress. Don't miss the chance to make this beautiful property your own.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

Southport Road, Leyland, PR26 8LP

Offers Over £285,000



- Fully Renovated Semi Detached Property
- Stunning Fitted Kitchen
- Off Road Parking
- EPC Rating TBC
- Two Double Bedrooms
- Open Plan Living
- Tenure Freehold
- Two En Suite Bathrooms
- Finished to Highest Standard Throughout
- Council Tax Band B

Ground Floor

Entrance Porch

5'3 x 4'2 (1.60m x 1.27m)

Composite double glazed frosted front door, spotlights, tiled flooring with underfloor heating and open to hall.

Hall

10'2 x 5'0 (3.10m x 1.52m)

UPVC double glazed frosted window, smoke detector, spotlights, tiled flooring with underfloor heating, door to reception room one, open to kitchen and stairs to first floor.

Reception Room One

12'3 x 10'1 (3.73m x 3.07m)

UPVC double glazed window, smoke detector, media wall with television point, wall inset fire and underfloor heating.

Kitchen

12'10 x 11'4 (3.91m x 3.45m)

Range of wall and base units with marble work surfaces, central island with breakfast bar, integrated high rise double oven, four ring induction hob and extractor hood, inset sink with mixer tap and integrated draining ridges, integrated fridge freezer, integrated dishwasher, under unit lighting, spotlights, tiled flooring with underfloor heating, open to reception room two and doors to utility and WC.

Reception Room Two

13'5 x 9'4 (4.09m x 2.84m)

Skylight window, spotlights, tiled flooring with underfloor heating and bi-folding door to rear.

Utility

8'9 x 4'2 (2.67m x 1.27m)

Plumbing for washing machine, space for dryer and boiler enclosed.

WC

4'3 x 2'3 (1.30m x 0.69m)

UPVC double glazed frosted window, dual flush WC, wall mounted wash basin with mixer tap and tiled flooring with underfloor heating.

First Floor

Landing

UPVC double glazed frosted window, spotlights, loft access, smoke detector and doors leading to two bedrooms.

Bedroom One

10'1 x 9'5 (3.07m x 2.87m)

UPVC double glazed window, central heating radiator, television point and open to dressing room.

Dressing Room

6'0 x 3'6 (1.83m x 1.07m)

UPVC double glazed frosted window, fitted wardrobes and door to en suite.

En Suite

9'3 x 6'1 (2.82m x 1.85m)

UPVC double glazed frosted window, Velux window, central heated towel rail, dual flush plate WC, vanity top wash basin with mixer tap, double panel bath with mixer tap and rinse head, walk-in direct feed rainfall shower with rinse head, vaulted ceiling, spotlights, extractor fan, tiled elevations and tiled flooring.

Bedroom Two

10'2 x 9'5 (3.10m x 2.87m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

6'3 x 5'11 (1.91m x 1.80m)

UPVC double glazed frosted window, central heated towel rail, dual flush plate WC, wall mounted wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, extractor fan, spotlights, tiled elevations and tiled flooring.

External

Stone chippings and driveway for multiple vehicles.

