



Beech Road

Leyland, PR25 3SS


HOME TRUTHS
SALES AND LETTING AGENT

PRICE OFFERS IN EXCESS OF £160,000



Sitting perfectly at the head of a quiet cul de sac, this lovely fully refurbished three bedroom property benefits from a large garden, easy access to the town centre and primary transport routes and off road parking. Available with no upward chain. To the front, gold coast gravel offers parking for up to two vehicles with access to the rear. Step into the entrance hallway and from there to the bay fronted lounge. To the rear, the dining kitchen comprises a range of wall and base units with electric oven and grill, ceramic hob and space, power and plumbing for other appliances. Leading off is a utility room with additional sink and storage. Outside the southwest facing rear garden is mainly laid to lawn with patio area making it a great place to relax or entertain. Back inside, stairs lead to the first floor landing with large access to the part boarded loft with ladder and light. There are two double bedrooms plus a single, and the bathroom comprises tiled flooring and elevations, bath with screen and mixer shower over, wc, wash hand basin and ladder heated towel rail. Double glazed with gas central heating powered by a combi boiler and ready to move into this is a perfect first time buy or investment property where you could expect a yield of around 5%. Do give us a call to arrange a viewing and make it yours. Council tax B, EPC D, Freehold.



- Three bedrooms
- Large garden
- Off road parking

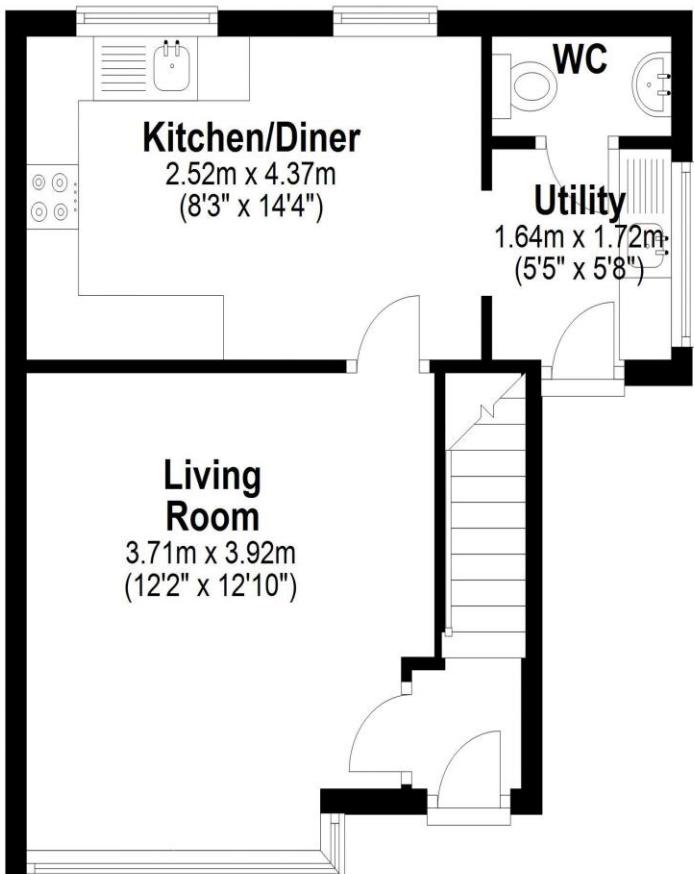
- Newly refurbished
- Media tour
- No upward chain

www.hometruthslancs.co.uk

Email: office@hometruthslancs.co.uk

Ground Floor

Approx. 32.8 sq. metres (352.6 sq. feet)



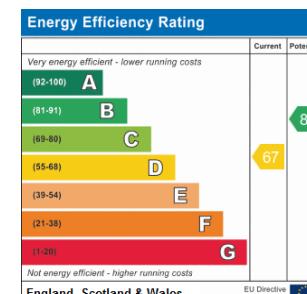
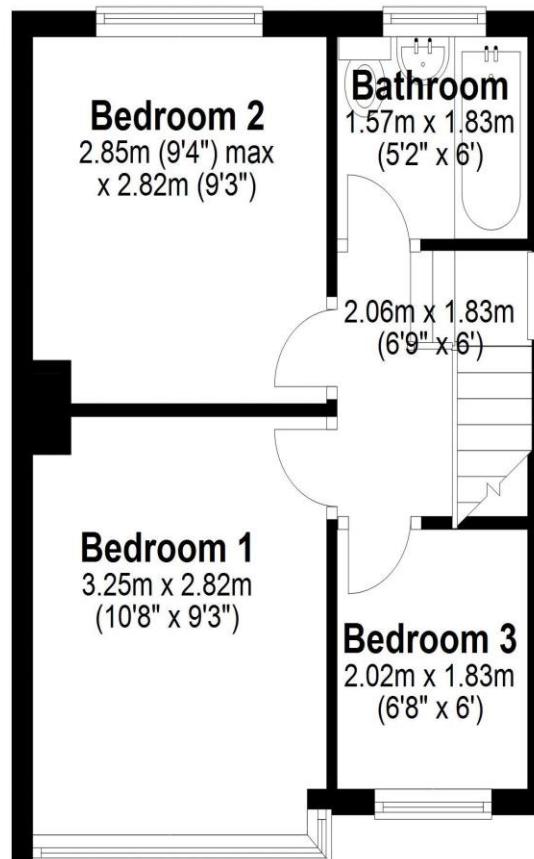
Total area: approx. 61.5 sq. metres (661.7 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING
Plan produced using PlanUp.

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

First Floor

Approx. 28.7 sq. metres (309.1 sq. feet)



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