



Fernleigh

Leyland, PR26 7AW



PRICE OFFERS IN EXCESS OF £225,000



Impressive three bedroom detached property on a quiet cul de sac location within easy reach of Leyland town centre, primary transport routes and countryside walks and available with no upward chain. To the front the garden is mainly laid to lawn bordered by mature hedging and the driveway, which can accommodate two vehicles leads to the garage and main entrance. Step into the hallway and from there into the spacious lounge with gas fire in marble surround. A large archway opens onto the dining room with French windows leading to the delightful conservatory overlooking the garden and where the current owners spend much of their time. The large family kitchen comprises a range of wall and base units with ample work surfaces and plenty of storage, integrated double electric oven and grill, ceramic hob with extractor over and space, power and plumbing for other appliances. As well as having under stair storage a courtesy door leads to the garage with power, light and the Worcester boiler. Outside, the garden is mainly laid to lawn with planted borders and terraces so you can enjoy the morning and evening sun. Back inside, carpeted stairs lead to the first floor landing with airing cupboard. Bedroom one is a large double with built in storage and en suite comprising wash hand basin on vanity, wc, ladder heated towel rail, tiled elevations and mixer shower in cubicle. Bedroom two has plenty of natural light from two elevations and bedroom three has built in storage. Completing the first floor the family bathroom has tiled flooring and elevations, bath, wc, wash hand basin and ladder heated towel rail. Alarmed with new windows in most of the property this lovely house is ready to move into so do give us a call to arrange a viewing and make it yours. Council Tax C, EPC D, Freehold.



- Beautiful detached property
- No upward chain
- Three bedrooms

- Conservatory
- Large breakfast kitchen
- Media tour

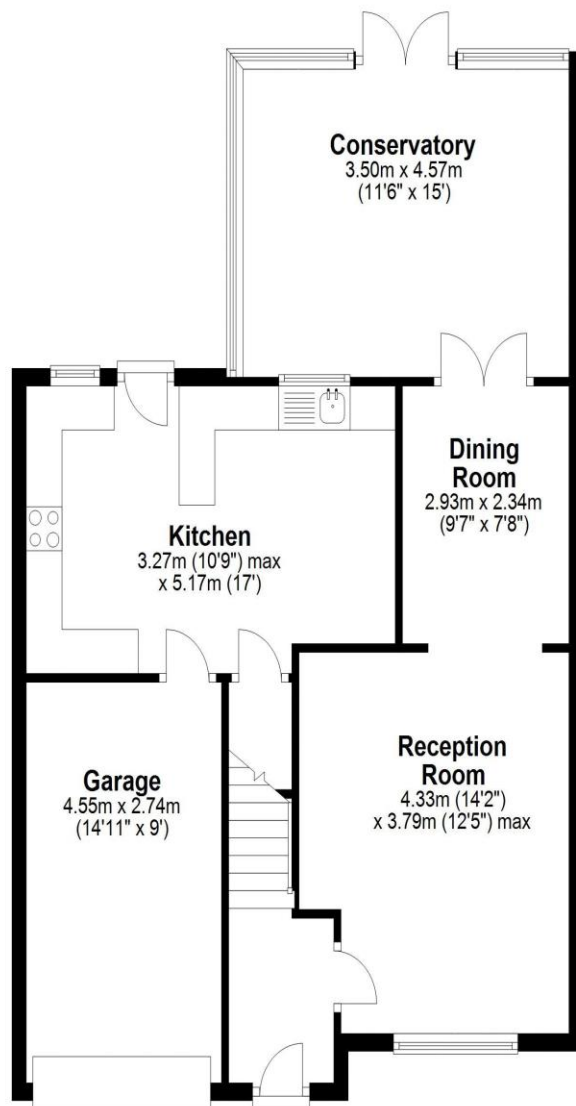
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HOME TRUTHS
SALES AND LETTING AGENT

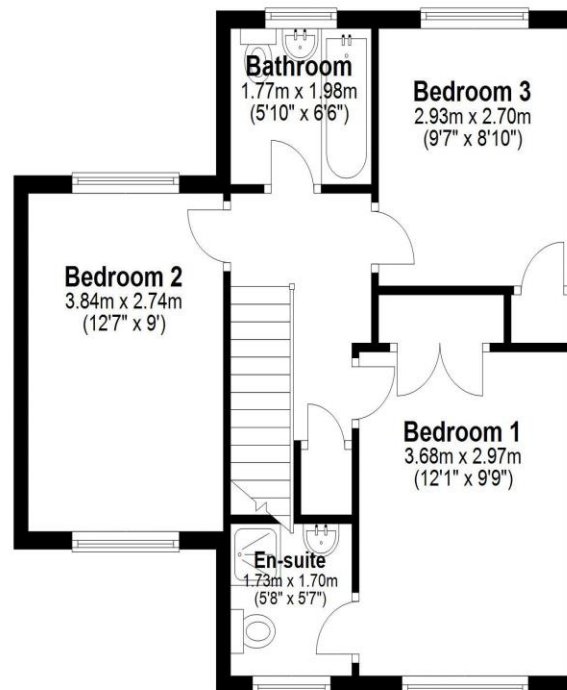
Ground Floor

Approx. 74.9 sq. metres (805.7 sq. feet)



First Floor

Approx. 46.0 sq. metres (495.3 sq. feet)



Total area: approx. 120.9 sq. metres (1301.0 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales		
	EU Directive 2002/91/EC	

Address:
Fernleigh



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