Maria B Evans Estate Agents Limited

45 Bracken Crescent, Leyland PR25 1EH

Offers in the region of £230,000



- Contemporary two-bedroom end terrace
- Welcoming entrance hallway with access to two-piece w.c.
- Spacious and bright reception room
- Well-equipped and appointed kitchen-diner
- Two generously sized bedrooms- both with three-piece en suites
- Peaceful rear garden with woodland views beyond
- Laid with both lawn and patio areas
- Timber shed with power and light.
- Two parking spaces to the front and an electric car charging point

Finished just under four years ago, No. 45 is a meticulously maintained Redrow Ledbury property offering a spacious reception, kitchen-diner and two generously proportioned bedrooms, both with en suites. Outside, the property benefits from a good-sized plot with private gardens to the rear and two parking spaces- plus an electric car charging point- to the front.

Welcome home…

A composite door opens into the entrance hallway which is illuminated by a central pendant light. Straight ahead, a generously proportioned cloakroom has coat hooks to the side, offering space to shrug off outerwear, alongside a close-coupled w.c. and wall-mounted wash hand basin. Herringbone-style vinyl flooring lends a smart finish, complemented by recessed downlighting and an extractor fan.



The reception room unfolds as both a bright and inviting space with a window overlooking the front, a central television point with fitted shelving to the opposite wall and a pendant light. To the corner, the staircase rises neatly to the first floor, incorporating useful storage beneath.









Wine and dine…

Occupying a position at the rear of the property, the kitchen-dining space forms a lovely setting, also holding herringbone-style flooring. The kitchen has been appointed with a tasteful collection of light grey wall and base units, finished with stone-effect work surfaces. Well-equipped, the units hold a range of integrated appliances including a refrigerator/freezer, oven and grill, four-point ceramic hob with hooded extractor above and dishwasher. A one-and-a-half-bowl white composite sink sits beneath a window overlooking the rear garden, whilst recessed downlighting provides illumination from above. Further storage is incorporated within a cupboard which also houses the gas boiler.





The adjoining dining area is perfectly positioned beside glazed double doors, allowing the garden to become a natural extension of the room during the warmer months. A fitted shelf provides a decorative finishing touch.

Sweet dreams…

Ascending to the first floor, the landing provides access to both bedrooms and the loft, which benefits from partial boarding for additional storage.

The principal bedroom is a comfortably proportioned retreat, enjoying a window across the front elevation and an elegant arrangement of white fitted wardrobes spanning one wall opposite the bed space. The room is finished with a pendant light.





Its en suite bathroom is appointed with a three-piece suite comprising a bathtub with shower over and glazed screen to the side, wall-mounted wash hand basin with fitted mirror above and a close-coupled w.c. Neutral tiling to splash areas complements the herringbone-style flooring underfoot, whilst practical additions include fitted shelving, a chrome heated towel rail, shaver point, extractor fan and recessed downlighting.



The second bedroom is also well proportioned, enjoying a pleasant outlook over the rear garden and a pendant light. A storage cupboard provides additional storage with hanging space above, whilst the room also benefits from its own en suite shower room. This has been fitted with a fully tiled shower enclosure accessed through glazed bi-folding doors, alongside a wall-mounted wash hand basin with mirror and shaver point above, and a close-coupled w.c. Complementary tiling to the splash areas, a chrome heated towel rail, extractor fan, opaque window and recessed downlighting complete the arrangement.





The garden spot…

To the rear, the garden has been thoughtfully landscaped to provide a delightful collection of seating areas, each offering its own opportunity to enjoy the outdoors. Immediately beyond the house, a paved terrace provides a natural setting for al fresco dining, the paving continues around the side of the property towards a timber side gate and also extends to the right where a further seating area sits alongside a useful timber storage shed, complete with power and lighting.




A neatly maintained lawn forms the centrepiece of the garden, punctuated by an additional paved seating area, whilst decorative shale to the side and corner creates yet another inviting spot to position garden furniture. Raised planting beds sat in substantial timber sleepers are generously stocked with established planting, introducing colour, texture and seasonal interest throughout the space. External lighting allows the garden to be enjoyed into the evening, whilst electrical sockets and an outside water tap provide the practical finishing touches.




Our top picks for you…

Situated within Worden Gardens, No. 45 enjoys a convenient position for an excellent selection of local amenities. Everyday essentials are close at hand, with convenience stores nearby and Leyland town centre offering a varied collection of shops, cafés, restaurants and independent businesses. For larger shopping trips, Tesco Extra, Morrisons, Aldi and Asda are all within easy reach, providing an excellent choice for day-to-day living. Families are particularly well catered for, with Seven Stars Primary School, St Anne's Catholic Primary School and Woodlea Junior School nearby, alongside St Mary's Catholic High School, Wellfield Academy and Balshaw's Church of England High School for secondary education. For those who enjoy the outdoors, the beautiful Worden Park offers acres of open parkland, woodland walks and formal gardens, whilst Cuerden Valley Park provides further scenic walking routes. Leyland railway station offers connections towards Preston and Manchester, with access to the M6, M61 and M65 motorway networks making the area equally convenient for commuters.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

We are reliably informed that the management fee is approximately £180 PA

The EPC rating is B

The Council Tax Band is B

The property is served by mains drainage

Please note:
Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.