

HOME  TRUTHS

Crawford Avenue, Leyland

PR25 3JP







Delightful, extended three bedroom semi detached property in a popular residential area within easy reach of town centre amenities, excellent schools and colleges and the beautiful Worden Park. To the front the driveway can accommodate up to three vehicles and leads to the main entrance. Step into the welcoming hallway with cloakroom off comprising wc and wash hand basin. To the left, the bay fronted living room benefits from multifuel stove whilst to the right is the snug, with bespoke storage, and currently enjoying life as a home office. To the rear is the wonderful heart of the home with plenty of space for dining and comfortable furniture, and the kitchen comprising a range of wall and base units with quartz work surfaces and breakfast bar, etched drainer, Belfast sink, larder cupboard, five burner gas hob, Baumatic double electric oven and grill, refrigerator, freezer, dishwasher and space, power & plumbing for additional appliances. Step out through the patio doors into the private, south facing garden with lawn bordered by mature planting and raised beds in which you can grow your own produce should you wish to do so. Back inside stairs lead to the first floor landing with ladder access to the part boarded loft. Bedroom one benefits from the bay and panelled walls with bedroom two a second double to the rear. Bedroom three is a comfortable single and the elegant bathroom comprises double ended bath, wash hand basin on vanity, wc and rainfall mixer shower in cubicle. With over 1,000 square feet of accommodation this is a first class family home so do give us a call to arrange a viewing and make it yours.





Delightful, extended three bedroom semi detached property in a popular residential area within easy reach of town centre amenities, excellent schools and colleges and the beautiful Worden Park. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Beautiful semi detached property
- Three bedrooms
- Over 1,000 square feet of elegant accommodation
- South facing rear garden
- Ample off road parking
- Virtual tour



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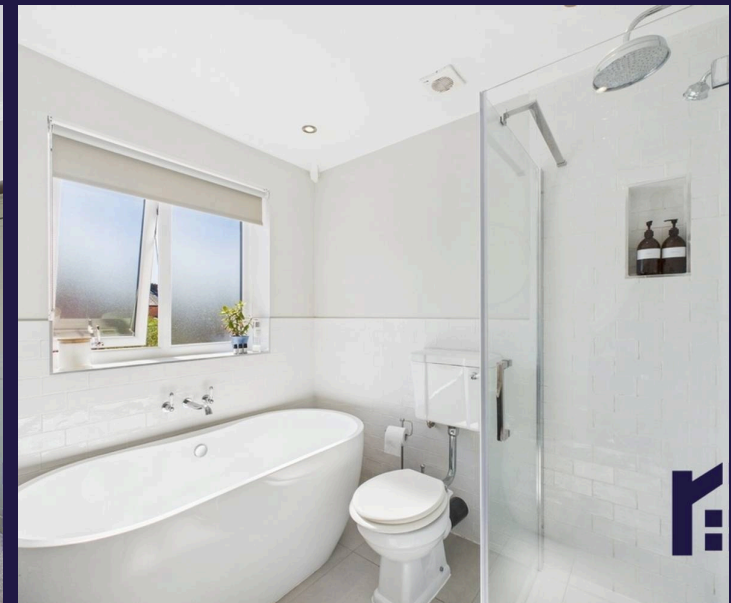
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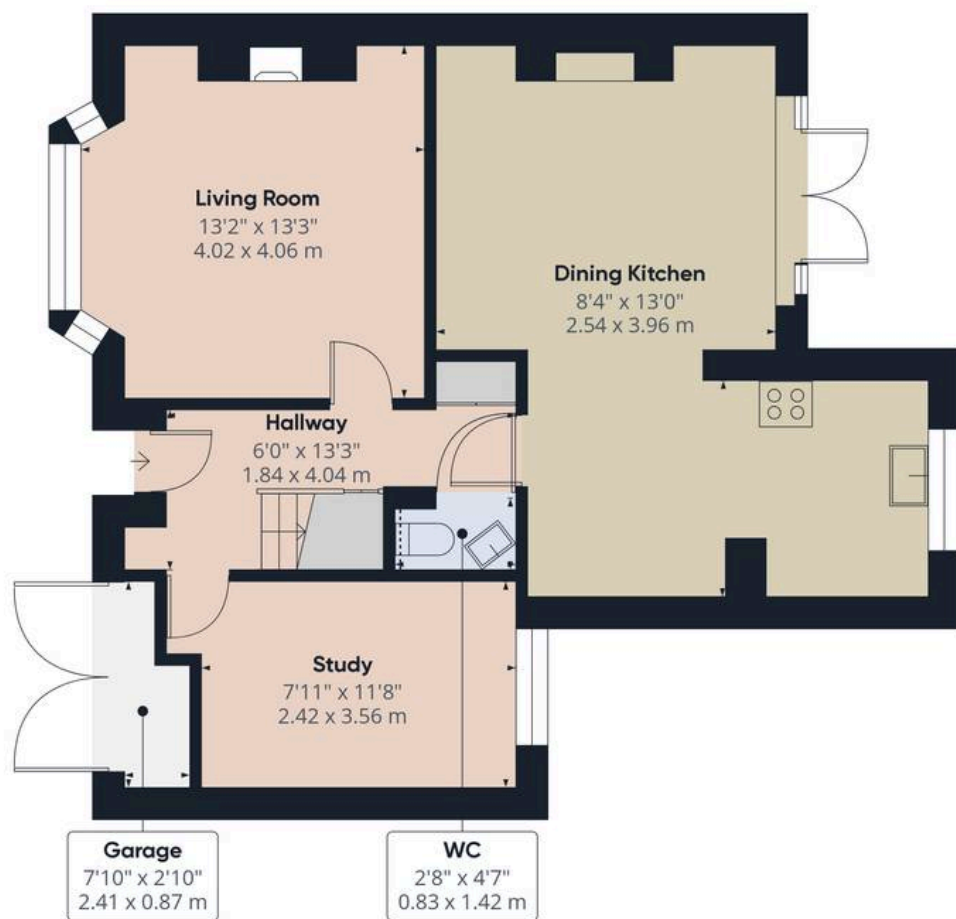
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01257 451673

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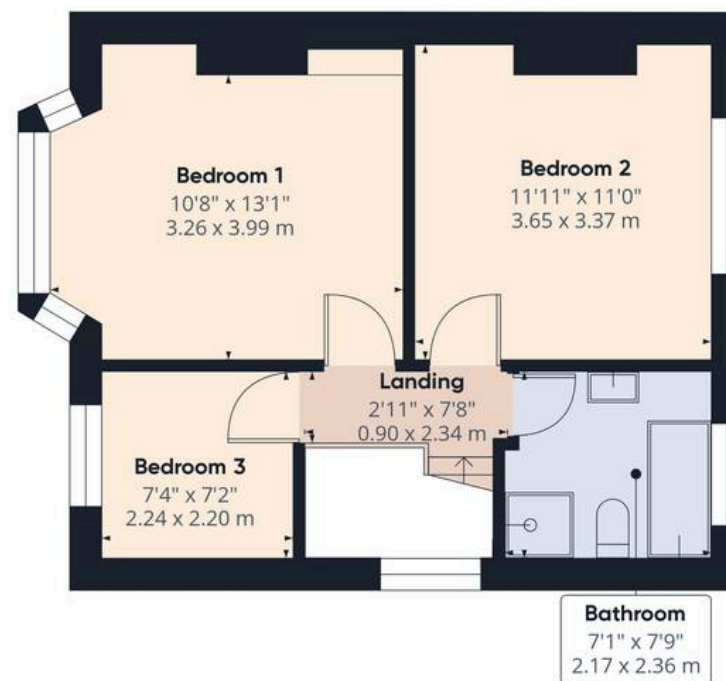
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)





Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**1057.13 ft<sup>2</sup>98.21 m<sup>2</sup>**Reduced headroom**0.49 ft<sup>2</sup>0.05 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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