

HOME  TRUTHS

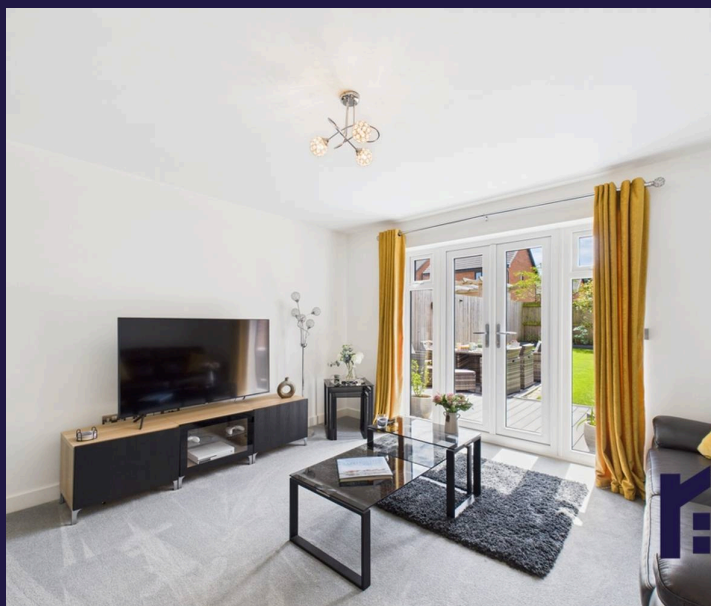
Foxtail Close, Leyland

PR25 1FB





Stylish and beautifully presented detached property located in a quiet cul-de-sac, offering over 1,500 square feet of well-planned accommodation. With four double bedrooms and easy access to schools, colleges, town centre amenities, and the glorious Worden Park, this home ticks all the boxes for modern family living. A tarmac driveway provides parking for two vehicles and leads to the garage, with a side gate giving access to the rear garden. The front garden is attractively landscaped with box hedging, offering a welcoming first impression. Step inside to a bright hallway. To the right is a versatile study/home office, and to the left, a cosy snug. To the rear of the property, the spacious living room features french patio doors that open onto the garden. The kitchen/diner includes a range of wall and base units with integrated appliances: a five-burner gas hob, double electric oven and grill, refrigerator, freezer, and dishwasher. Additional french patio doors allow for seamless indoor-outdoor living. Completing the ground floor is a separate utility room with space, power, and plumbing for a washing machine and dryer. This leads to the cloakroom and wc, which features a floating wash hand basin. Outside, enjoy the private, south-facing garden with composite decking, a good-sized lawn, mature planting, and a patio area—ideal for entertaining or relaxing. Upstairs, the landing includes an airing cupboard and loft access. The principal bedroom benefits from built-in wardrobes and an en-suite with a rainfall mixer shower in a cubicle, floating wash hand basin, wc, and ladder-style heated towel rail. Bedroom two overlooks the wildlife area at the front and shares a Jack & Jill en-suite with bedroom three. Bedroom four is served by the family bathroom, which comprises a bath with shower attachment, floating wash hand basin, wc, and ladder heated towel rail.



Stylish and beautifully presented detached property on a quiet cul de sac with four double bedrooms, over 1500 square feet of accommodation. In easy reach of schools, colleges, amenities & Worden Park Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Stunning detached property
- Four double bedrooms
- Over 1500 square feet
- Virtual tour
- Cul de sac location
- South facing garden



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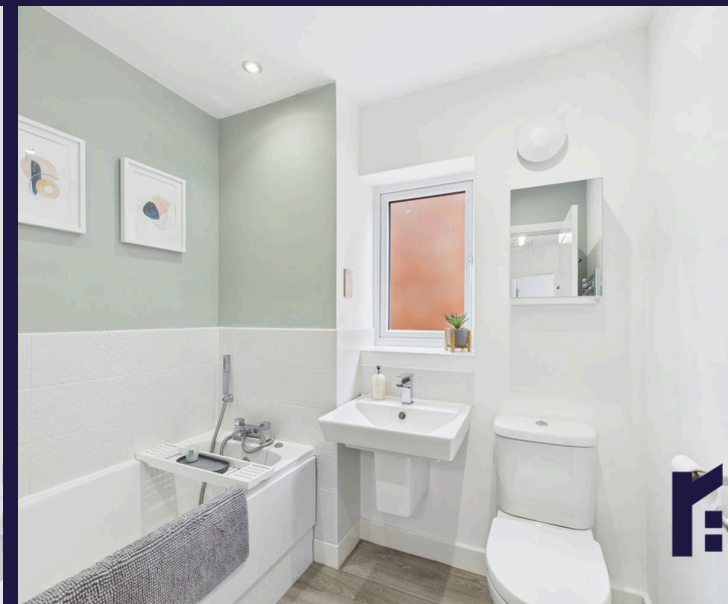
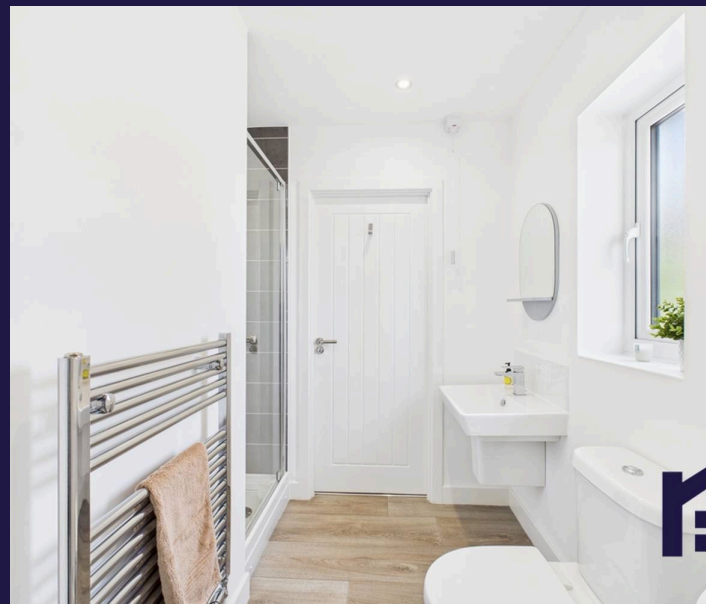
Ecclestone Branch

265 The Green, Ecclestone, PR7 5TF
01257 451673

Coppull Branch

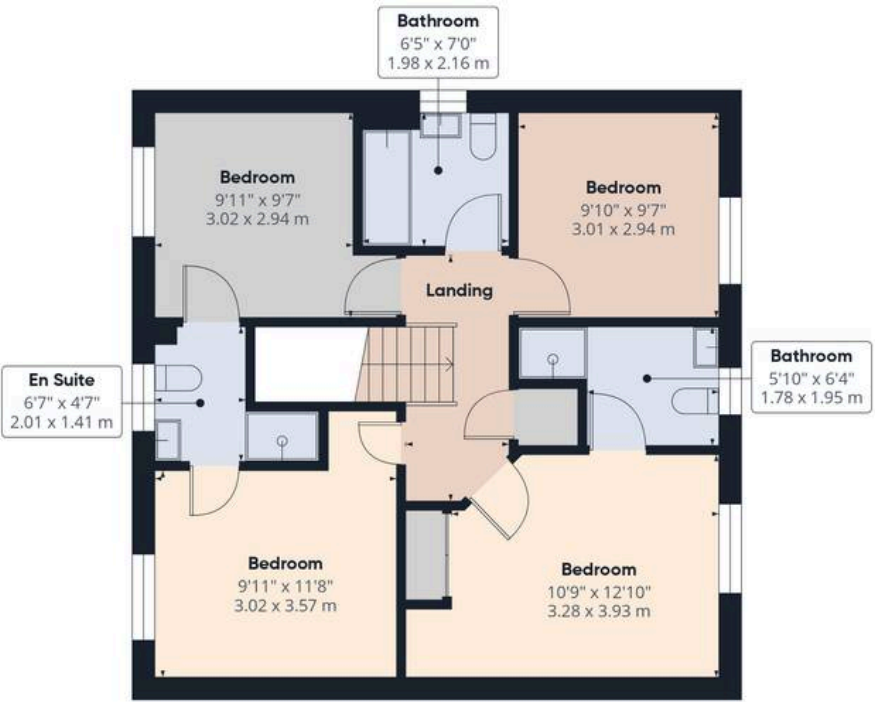
244 Spendmore Lane, Coppull, PR7 5DE
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾
1587 ft²
147.4 m²

Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.