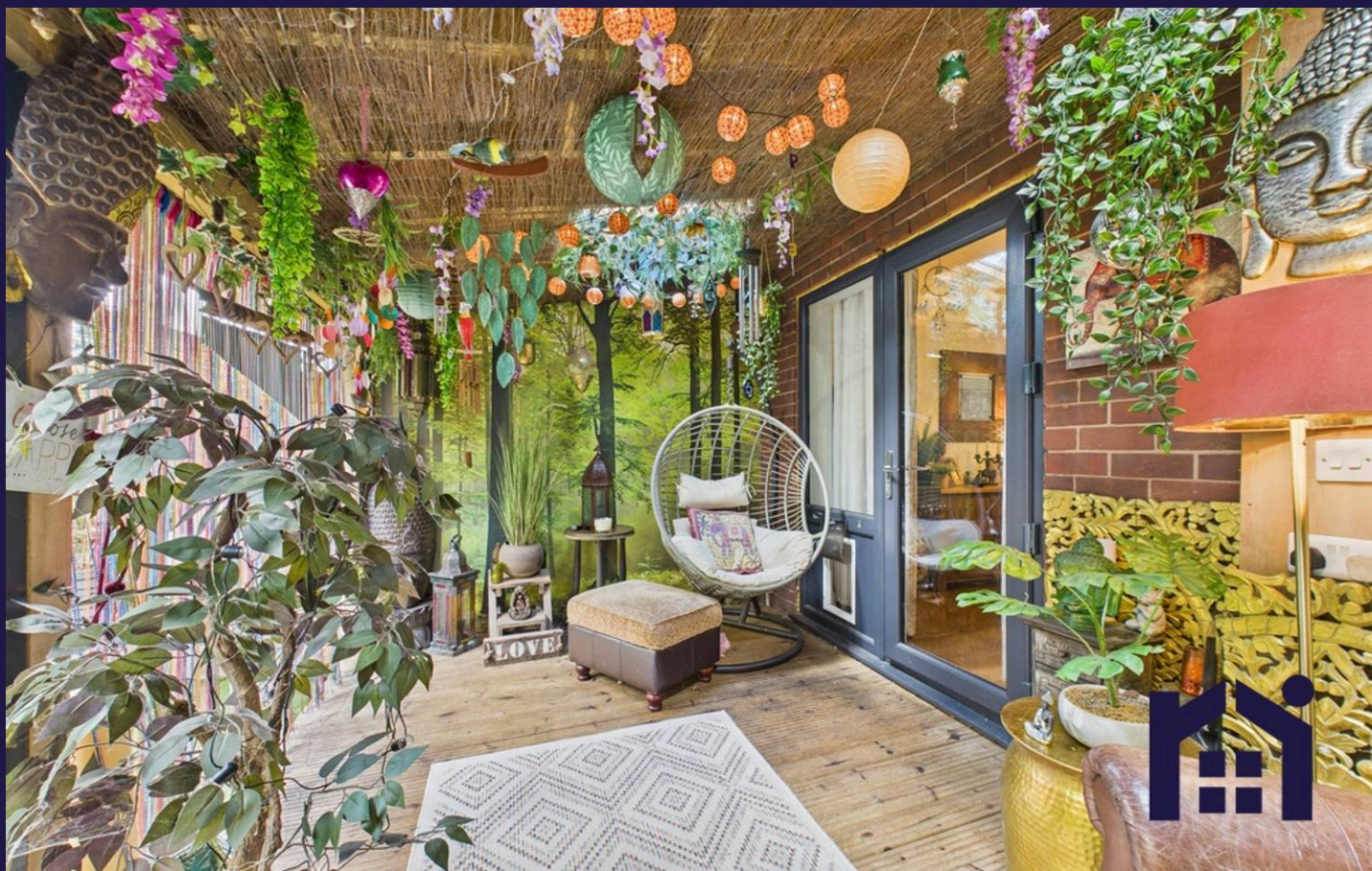


HOME  TRUTHS

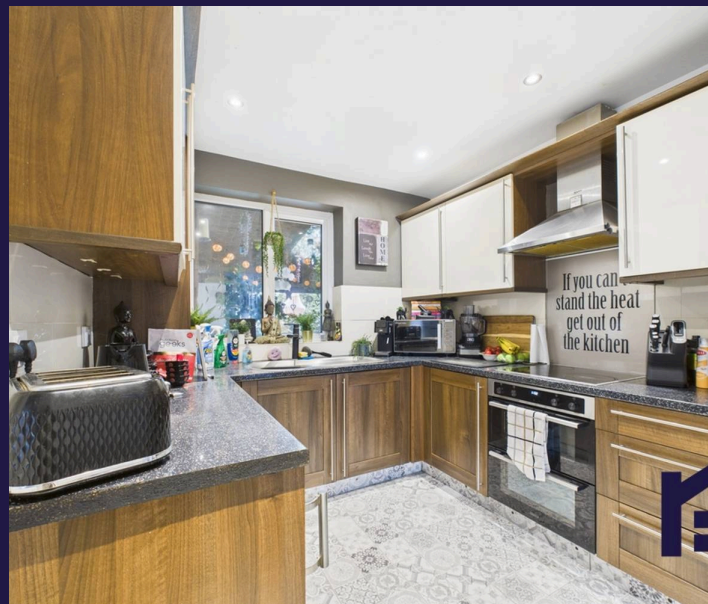
Hoghton Road, Leyland

PR25 1XX





Fabulous, extended semi detached property with four bedrooms, over 1400 square feet of accommodation over three floors in a popular and sought after residential location within easy reach of town centre amenities and primary transport routes. To the front the Indian stone and crushed slate driveway leads to gated access to secure parking, EV charging point and the main entrance. Step into the welcoming hallway and from there to the living room with Karndean flooring and wood burning stove to keep you nice and cosy. Leading off is the dining room which in turn has patio doors to the tranquil haven of the partly enclosed garden room with skylights providing additional natural light. Completing the ground floor accommodation is the kitchen comprising a range of wall and base units with integrated electric hob, double oven and grill and Baxi central heating boiler. Externally the garden is the perfect place in which to relax, and the car port leads to the detached garage with space, power and plumbing for additional appliances. Back inside, stairs lead to the first floor landing where you will find two double bedrooms with a single currently enjoying life as a walk in wardrobe. The family bathroom comprises bath with electric shower over, wash hand basin on vanity, wc and ladder heated towel rail. The second floor is given over to the wonderful master suite with Velux windows providing plenty of natural light and views over to Leyland Loop with en suite comprising electric shower in cubicle, wc and wash hand basin. If you are looking for a spacious family home with plenty of character in a great location this one could be just for you.



Fabulous, extended semi detached property with four bedrooms, over 1400 square feet of accommodation over three floors in a popular and sought after residential location.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Spacious semi detached property
- Four bedrooms
- Over 1400 square feet
- Garage & secure parking
- Virtual tour
- Close to amenities



HOME  TRUTHS

Ecclestone Branch

265 The Green, Ecclestone, PR7 5TF
01257 451673

Coppull Branch

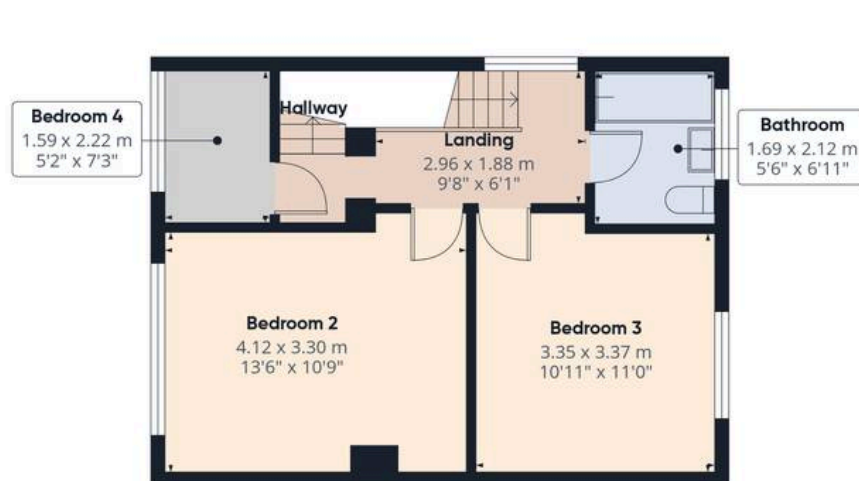
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Floor 1 Building 1



Floor 2 Building 1



Floor 5 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

135.3 m²

1457 ft²

Reduced headroom

2.9 m²

31 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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