

HOME  TRUTHS



Balcarres Road, Leyland

PR25 2EL



Offering over 1,300 square feet of versatile accommodation, this fabulous double-fronted semi-detached property is tucked away on a leafy lane, yet remains within easy reach of all town centre amenities, making it a superb family home. To the front, the block-paviour driveway provides off-road parking for two vehicles and leads past a lawn sheltered by mature beech hedging to the main entrance with courtesy porch. Step into the welcoming hallway, with understairs storage, where to the right is the bay fronted living room, made especially cosy by a multi-fuel stove. Across the hallway is the spacious second reception room, also bay fronted and benefiting from patio doors opening onto the terrace, making it ideal for entertaining or family gatherings. To the rear, the breakfast kitchen features slate flooring and a range of wall and base units, a range cooker, and space, power and plumbing for appliances. A separate utility room provides additional storage and space for appliances, along with a wc and the ideal central heating boiler. Completing the ground floor is the conservatory, which overlooks the garden and is accessed via patio doors, offering a lovely additional living space. Step outside into the south east facing garden, featuring a lawn, sun terrace and planted borders, making this a delightful place in which to relax and entertain. It is worth noting that the garden is fully enclosed and gated to the side of the property. Back inside, stairs rise to the first-floor landing. The east wing is given over to the very spacious principal bedroom, while the west wing houses two further double bedrooms, the larger of which has a sliding door to bedroom four – a perfect nursery, dressing room or home office solution. The striking family bathroom features fully tiled elevations and flooring, a bath with screen and rainfall shower over, ladder heated towel rail, wc and wash hand basin on vanity.

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Beautiful double fronted property
- Two large reception rooms
- Four bedrooms
- Over 1300 square feet of accommodation
- Virtual tour
- First class location

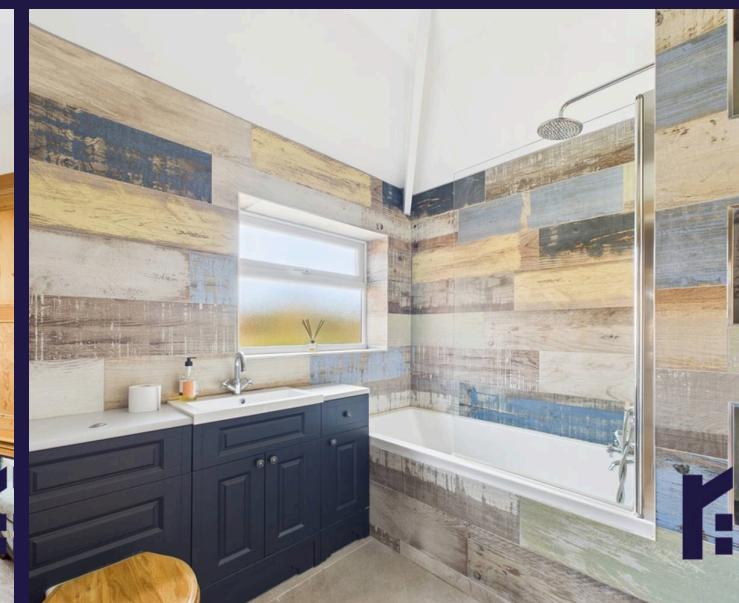


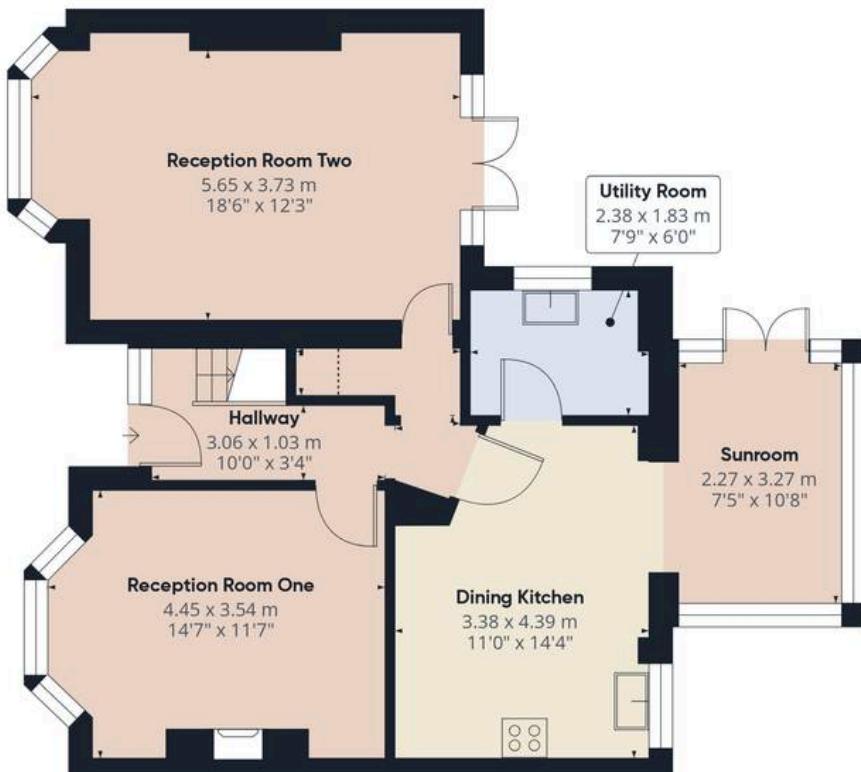
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Approximate total area⁽¹⁾

124.4 m²
1340 ft²

Reduced headroom

0.4 m²
4 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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