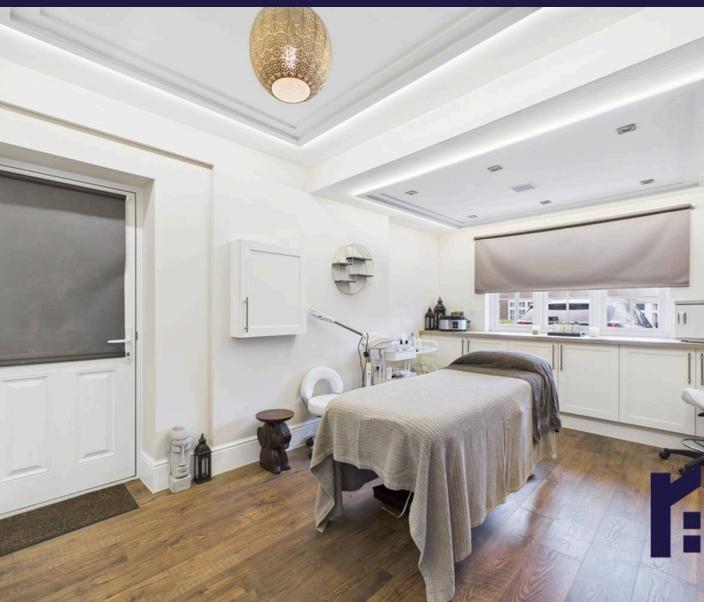




HOME  TRUTHS

Bernwood Crescent, Leyland

PR25 5PN



This beautifully presented family home offers generous and versatile accommodation, including a converted garage, four well-proportioned bedrooms and a stylish open-plan kitchen dining space. With a two-car driveway, modern interiors throughout and garden, the property is ideal for contemporary family living and home working alike. This property is available with no upward chain. A two-car driveway leads to the main entrance, opening into a spacious and welcoming hallway. The first room on the right is the converted garage, currently used as a beauty room, complete with built-in storage, power and water supply. This room offers a perfect ready made opportunity from anyone who works from home or needs a second reception room. To the left, the bright living room features a large front-facing window allowing plenty of natural light. To the rear is the impressive kitchen dining room, fitted with integrated fridge freezer, oven, hob and dishwasher and centred around a fantastic island with seating. A separate utility room provides plumbing for a washing machine and dryer and a door leading to the garden. A ground floor WC includes a toilet and wash hand basin.

Sliding doors open onto the east-facing rear garden, mainly laid to lawn and perfect for a family home. Upstairs, the landing offers access to the loft and two airing cupboards, one ideal for storage. The master bedroom is a generous suite with ample space for storage and seating. Completed with an ensuite comprising shower, WC and wash hand basin. Bedroom two is a spacious double overlooking the garden. The family bathroom sits between bedrooms two and three and includes a bath, WC and wash hand basin. Bedroom three is another excellent double, currently used as a nursery. Bedroom four is the smallest room but still accommodates a double bed and currently features fitted office furniture.

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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Spacious four-bedroom family home with a two-car driveway and versatile converted garage
- Bright living room to the front and a stylish open-plan kitchen dining room with integrated appliances and island seating
- No upward chain
- Generous master bedroom with ensuite, plus three further double bedrooms and a modern family bathroom
- Separate utility room and ground floor WC



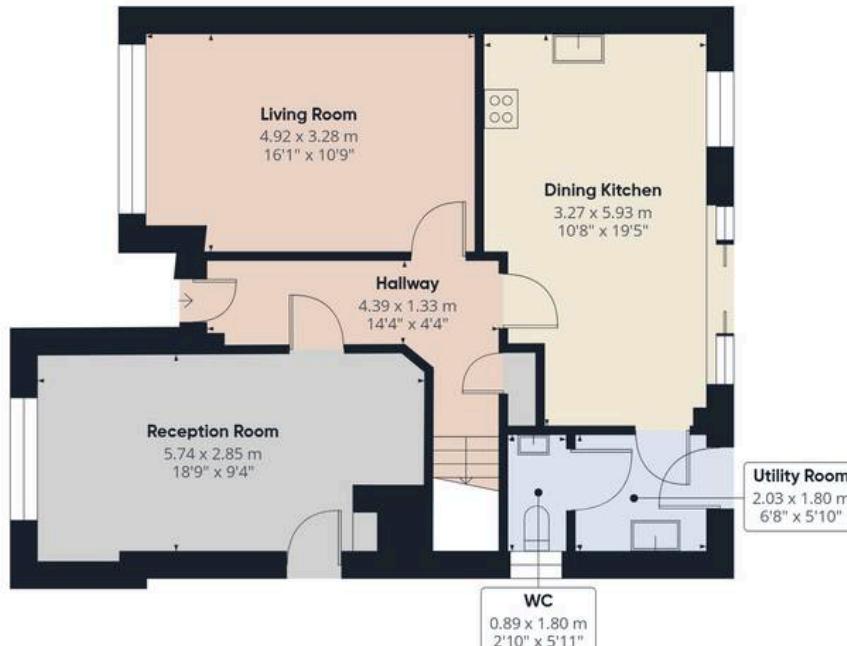
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Approximate total area<sup>(1)</sup>

121.5 m<sup>2</sup>

1307 ft<sup>2</sup>



(1) Excluding balconies and terraces

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

