

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.

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.

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

HOME  TRUTHS

Eccleston Branch

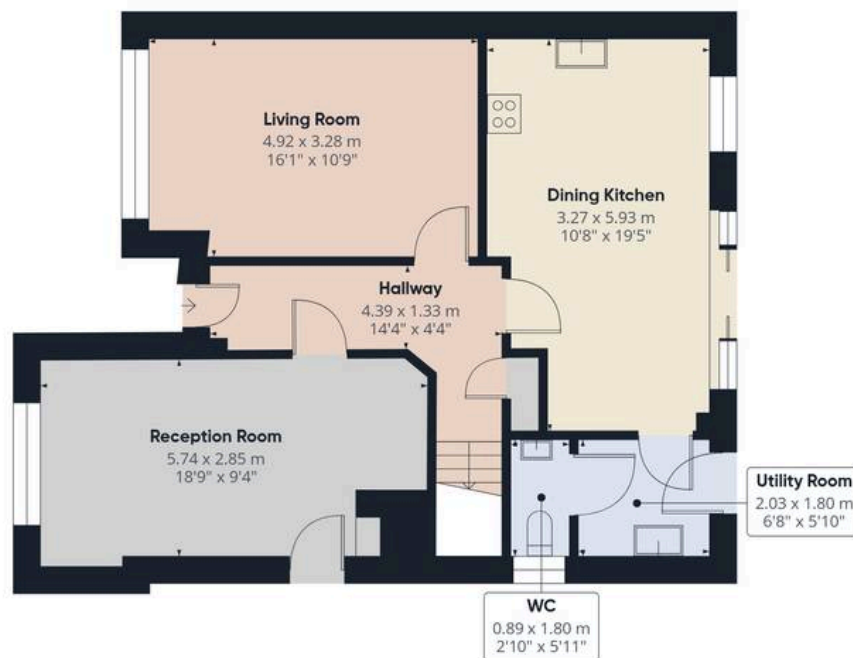
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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





Floor 1



Floor 2

Approximate total area⁽¹⁾

121.5 m²

1307 ft²

(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.

GIRAFFE360

