



Manor House Close, Leyland

PR26 7TX





Tucked away on a quiet cul de sac in a popular residential area this modern mews offers three bedrooms and over 1,000 square feet of accommodation and is available with no upward chain making it a perfect first time buy or investment property. The approach is past green space and ample on road parking to the driveway and garage with power and light. Stroll through the low maintenance garden to the main entrance and step into the vestibule, with storage housing the Baxi combi boiler, and from there to the entrance hallway with cloakroom comprising wc and wash hand basin and utility room with space, power and plumbing for appliances. To the front, the breakfast kitchen comprises a range of wall and base units with breakfast bar and integrated gas hob and electric oven and grill. To the rear, the spacious living room has plenty of space for both dining and comfortable furniture with patio doors overlooking the garden. Step outside into the good sized south east facing garden which is mainly laid to lawn making this a great space for young families. Back inside, stairs lead to the first floor landing with bedrooms one and two good sized doubles to the rear and bedroom three a very comfortable single to the front. The spacious bathroom has fully tiled elevations and flooring, bath with screen and electric shower over, wc, wash hand basin and ladder heated towel rail.

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Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Modern mews property
- First class first time buy or investment
- Three bedrooms
- South east facing garden
- Virtual tour
- No upward chain



HOME TRUTHS

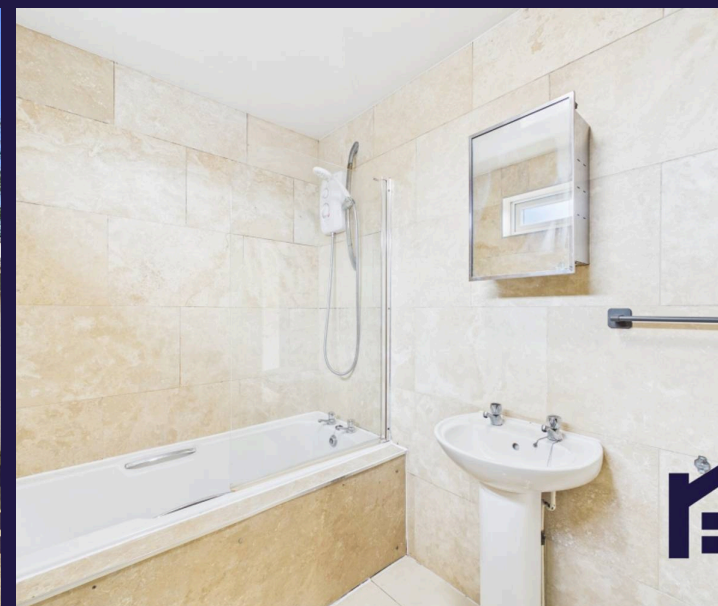
Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

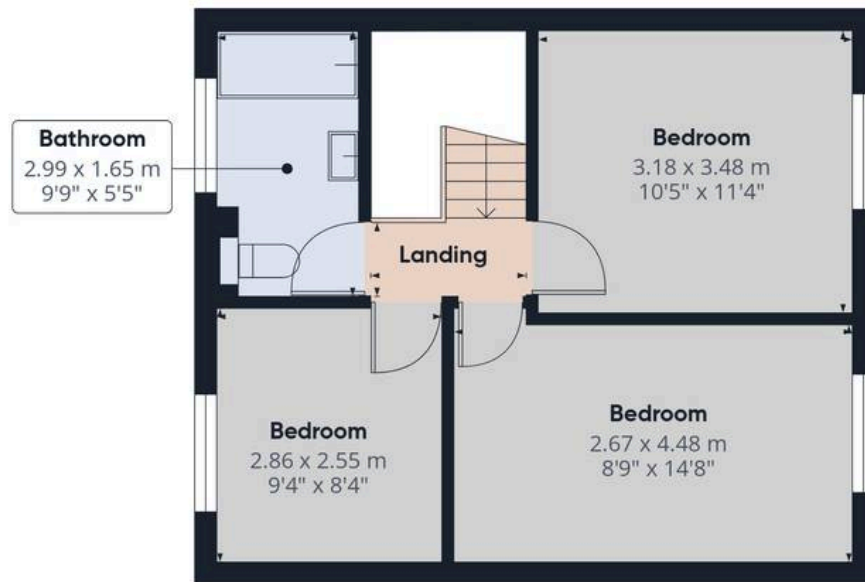
244 Spendmore Lane, Coppull, PR7 5DE
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

94 m²

1012 ft²

Reduced headroom

0.3 m²

3 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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