

HOME  TRUTHS



Southport Road, Leyland

PR26 8LP





Gorgeous and beautifully appointed, this semi-detached property offers ample parking, a south-facing garden and two double bedrooms, both with en suite, all set within a highly sought-after location. To the front, the driveway provides parking for up to four vehicles and leads to the main entrance. Step into the vestibule and through to the entrance hallway, where porcelain tiled flooring flows through much of the ground floor. To the front, the sumptuous bay-fronted living room is filled with natural light and features a wall-mounted, remote-controlled electric fire, creating a warm and contemporary focal point. To the rear, the heart of the home offers generous space for both dining and relaxation and benefits from underfloor heating. The kitchen is beautifully appointed with a range of wall and base units, central island with breakfast bar, and granite work surfaces with etched drainer. Integrated appliances include induction hob, electric oven and grill, multi oven (all by AEG), refrigerator, freezer and slimline dishwasher. Completing the ground floor is the cloakroom with wc and floating wash hand basin, and a separate utility room housing the Worcester combi boiler with additional space, power and plumbing for appliances. Step outside through bi-fold doors onto the sun terrace in the south-facing garden, designed for ease with a low-maintenance lawn, making it the perfect private space in which to relax and entertain. Back inside, stairs rise to the first floor. The opulent principal bedroom enjoys views over fields and trees towards Harrock Hill, and benefits from a dressing room and a stunning en suite with vaulted ceiling, fully tiled elevations and flooring, bath, rainfall mixer shower in cubicle, floating wc, wash hand basin on vanity and ladder heated towel rail.



The guest bedroom is a comfortable double to the front and also benefits from its own en suite, making this home ideal for guests or multi-generational living. Offering over 750 square feet of high-quality accommodation, this is a truly impressive home combining style, comfort and practicality. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Stunning semi detached property
- Two double bedrooms
- Two en suite
- South facing garden
- Ample parking

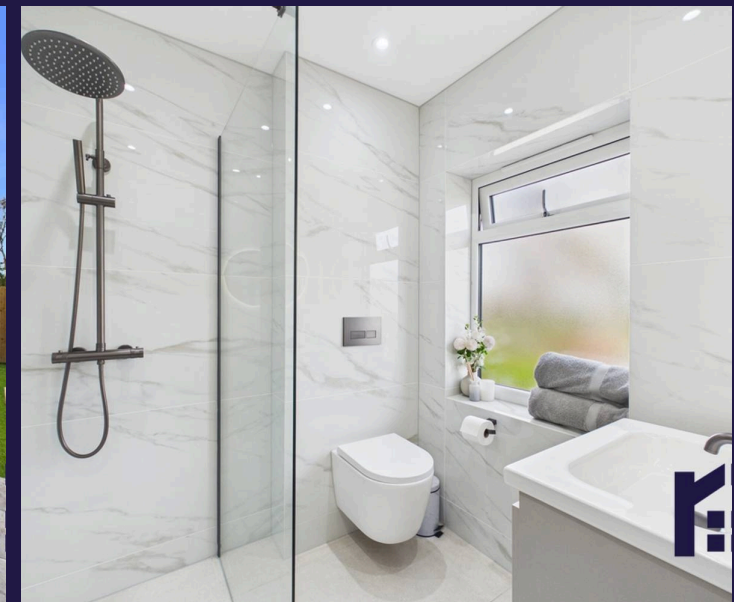


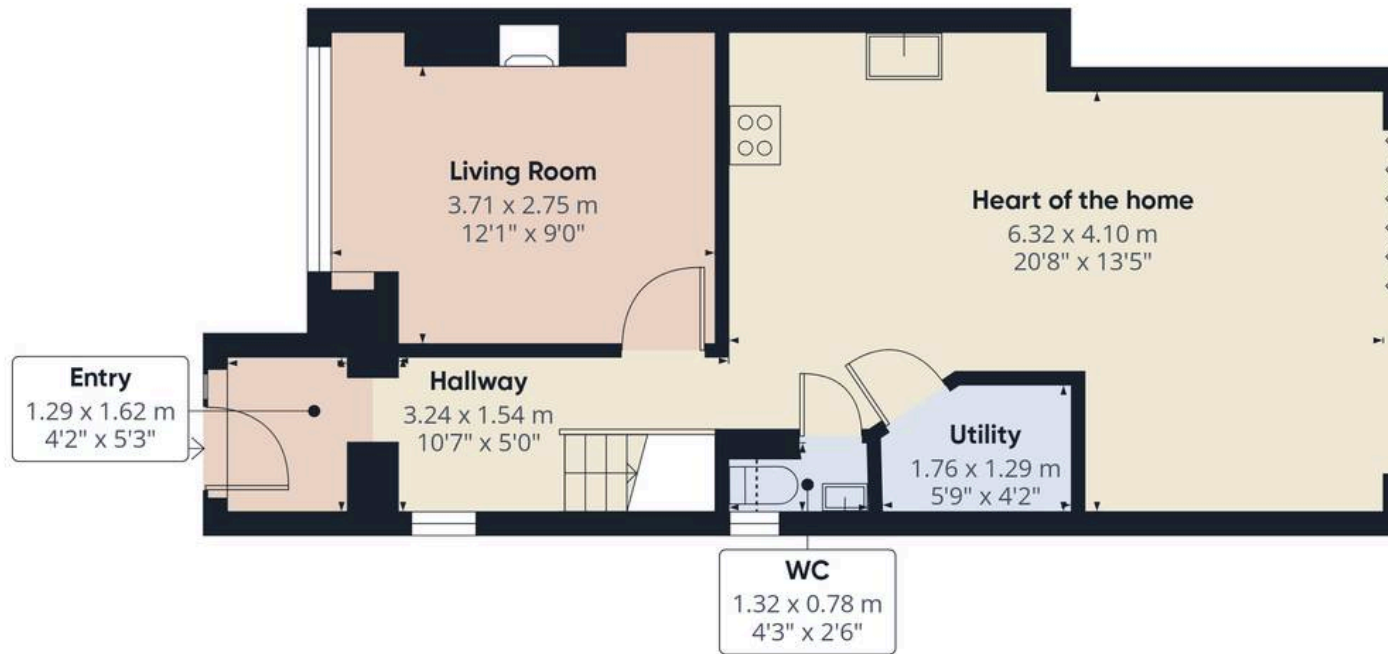
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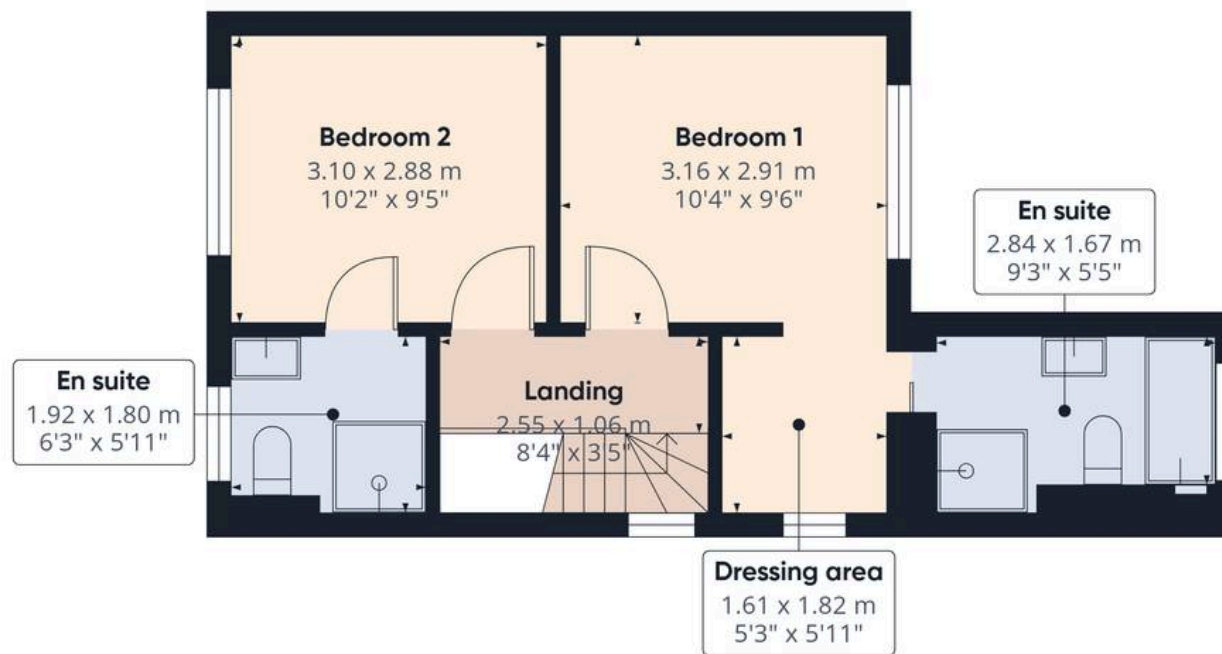
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Floor 1



Floor 2



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

70.2 m<sup>2</sup>  
757 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(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.