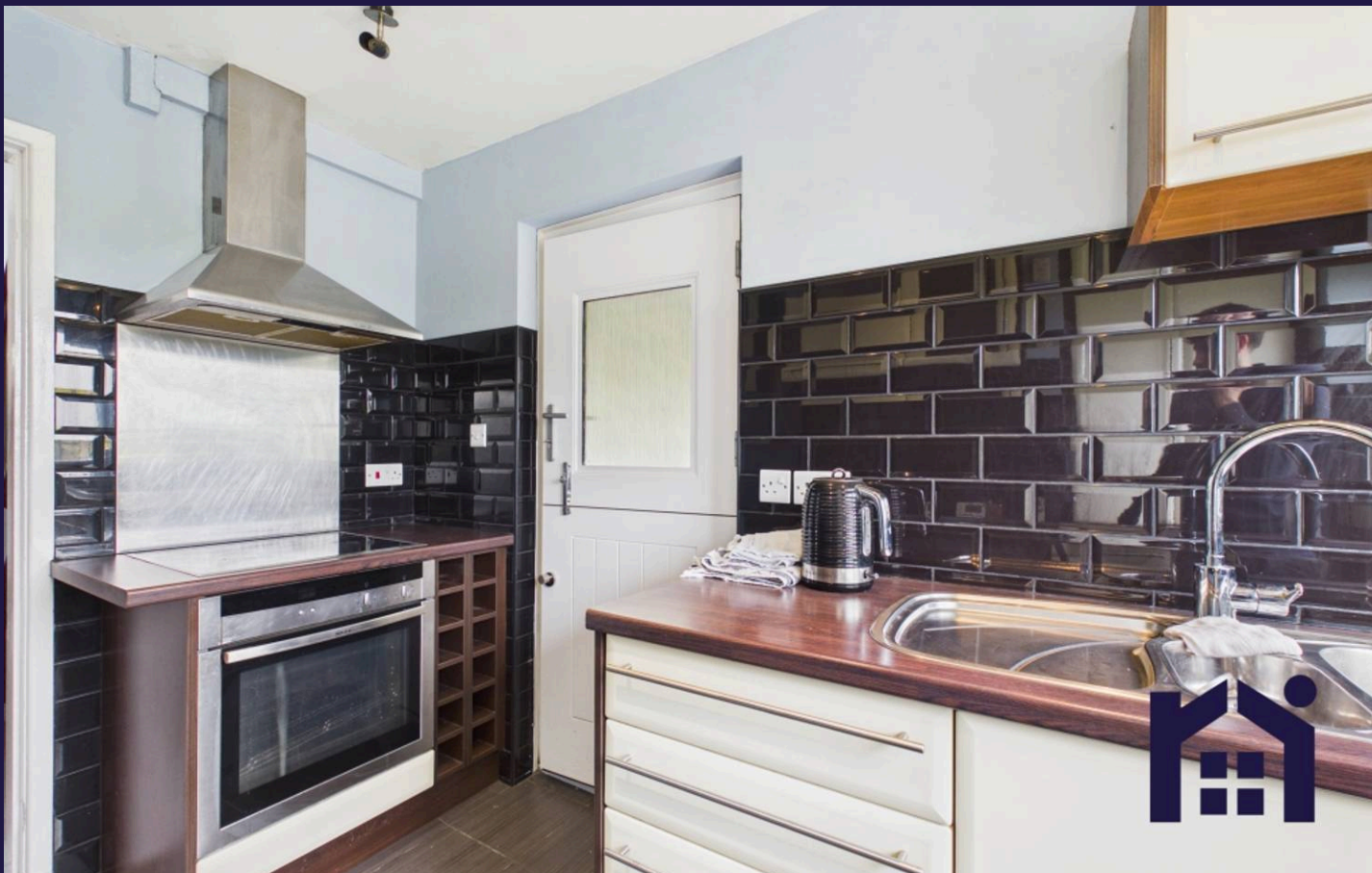


HOME  TRUTHS

Pompian Brow, Bretherton

PR26 9AQ





This delightful end-terrace home enjoys a peaceful position on a quiet village lane, tucked away on a generous corner plot with beautiful open views across fields and trees to the rear. Offering approximately 800 square feet of accommodation, the property is available with no upward chain and would make an ideal first home, downgrade or investment purchase. A pathway leads through the front garden, which is laid mainly to lawn with mature planting, to the main entrance. Step inside to the welcoming entrance hallway and through to the spacious living room, which offers ample room for both dining and comfortable furniture. Patio doors open directly onto the rear garden, allowing plenty of natural light and making the most of the attractive outlook. The kitchen is fitted with a range of wall and base units and includes an electric hob, oven and grill. A stable door leads through to the garden room, a useful additional space with patio doors opening onto the garden. Outside, the good-sized rear garden enjoys a decked seating area overlooking the surrounding countryside, creating the perfect setting for relaxing or entertaining while taking in the far-reaching rural views. To the first floor, the landing leads to two generous double bedrooms. Bedroom one is positioned to the rear and benefits from stunning open views across fields and trees, while bedroom two overlooks the front garden. The modern bathroom is fitted with a bath with screen and shower over, wc, wash hand basin and ladder-style heated towel rail. Combining generous accommodation, outdoor space and a superb village setting, this charming home has plenty to offer.



# 34 Pompian Brow

Bretherton, Leyland

This delightful end-terrace home enjoys a peaceful position on a quiet village lane, tucked away on a corner plot with beautiful open views across fields and trees to the rear. No upward chain  
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Two bedroom end terrace
- c 800 square feet of accommodation
- Beautiful views to the rear
- Sought after location
- Virtual tour
- No upward chain

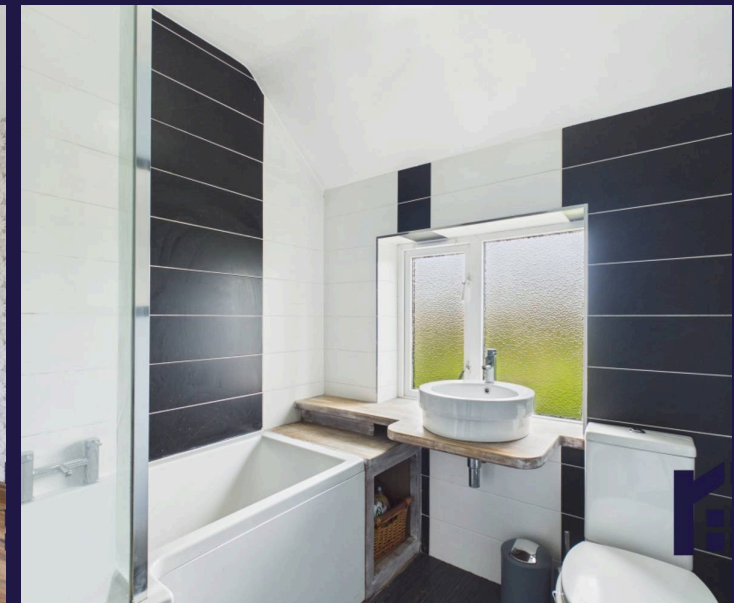


HOME  TRUTHS

Eccleston Branch  
265 The Green, Eccleston, PR7 5TF  
01257 451673

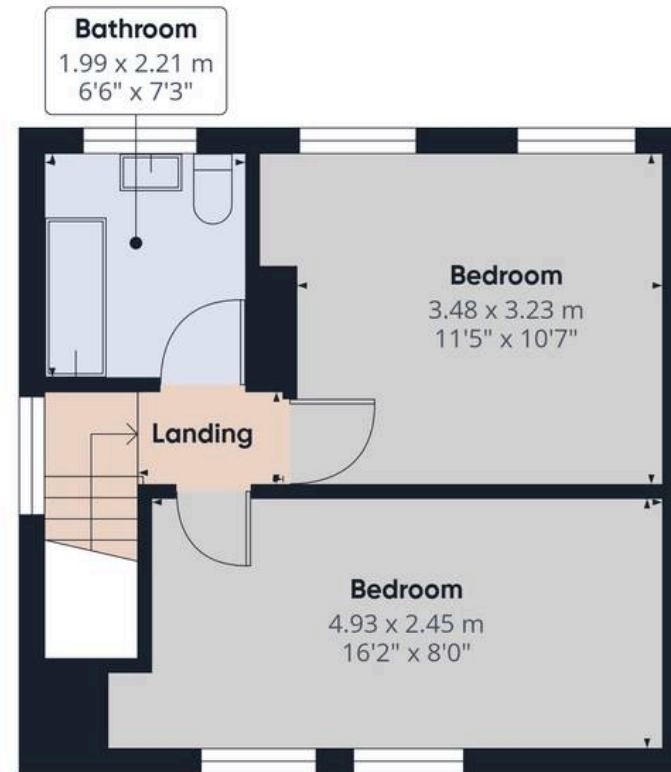
Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
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Floor 1



Floor 2



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

73.2 m<sup>2</sup>  
786 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>  
7 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.

GIRAFFE360