



Northbrook
Primary Academy



NATIONWIDE
Estate Agents

School Lane, Leyland

£225,000 Freehold

Must Be Viewed!

Description

Welcome to this spacious bay fronted three bedroom semi detached period home, ideally located in a popular family friendly area. Combining character features with modern touches, this property offers generous living space throughout.

The entrance vestibule with original tiled flooring leads into a welcoming hallway with stained glass detailing and staircase to the first floor. The bright and airy living room features a large bay window and fireplace, creating a comfortable space for relaxing or entertaining. A separate dining room, also with a fireplace, provides an ideal setting for family meals and flows through to the kitchen.

The kitchen is well equipped with ample worktop space, country style units, and integrated appliances, offering both practicality and storage.

Upstairs, there are three well proportioned bedrooms, including a particularly spacious principal bedroom spanning the full width of the property. The accommodation is completed by a modern family bathroom featuring a bath with shower, vanity unit, and contemporary finishes.

Externally, the property benefits from a landscaped rear garden, perfect for outdoor entertaining, along with a large shed for additional storage. A double width driveway and detached garage



provide ample off road parking.

Conveniently situated close to local shops, schools, parks, and transport links, this is an ideal home for families and commuters alike.

Early viewing is highly recommended to fully appreciate the space and presentation on offer.

This property is offered with no onward chain

Council Tax Band: C (South Ribble Council)

Tenure: Freehold

Tenure

Freehold



Total area: approx. 118.4 sq. metres (1276.7 sq. ft.)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	55	71

Viewing by appointment only
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