



NATIONWIDE

0800 700 000

Hedgerows Road, Leyland

2 bedroom semi-detached house for sale

Offers Over £195,000 Freehold

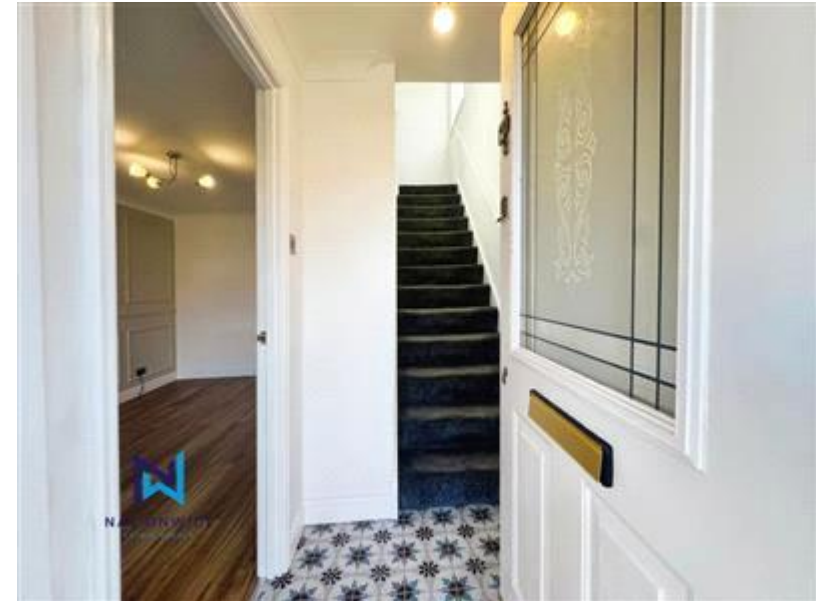
Description

Situated in a popular residential area of Leyland, this beautifully presented two bedroom semi detached home offers stylish, modern living and is ideal for first time buyers, downsizers, or investors alike. Finished in a contemporary neutral palette throughout, the property is ready to move straight into and enjoys excellent access to local amenities, schools, and transport links.

The accommodation begins with a welcoming entrance hall, with stairs leading to the first floor and access into the main living space. The bright and spacious lounge is a standout feature of the home, boasting tasteful decor, a striking panelled feature wall, a modern electric fireplace, and a large front facing window that fills the room with natural light.

To the rear of the property is the impressive kitchen/dining room, offering a practical yet stylish space for both everyday living and entertaining. The kitchen is fitted with a range of modern wall and base units complemented by L shaped worktops and integrated appliances, including a gas hob, electric oven, and extractor hood. There are also provisions for additional freestanding appliances, a useful under stairs storage cupboard, and direct access to the rear garden. The kitchen further benefits from underfloor heating, adding an extra touch of comfort.

To the first floor are two generous double bedrooms and a



contemporary family bathroom. The principal bedroom overlooks the front of the property and features attractive wooden flooring, fitted wardrobe space, and dual windows that create a bright and airy atmosphere. The second bedroom, positioned to the rear, is another well proportioned double room with wooden flooring and pleasant views over the garden.

Completing the internal accommodation is the modern bathroom, fitted with a WC, wash hand basin, and bath with shower over. Underfloor heating provides additional luxury and comfort.

Externally, the property continues to impress. The beautifully landscaped rear garden offers a fantastic outdoor space, featuring a generous patio area ideal for al fresco dining, alongside a well maintained lawn. To the front, there is an attractive garden and a substantial driveway extending down the side of the property, providing off road parking for multiple vehicles.

This fantastic home combines modern style, practical living space, and excellent outdoor areas, making it a superb opportunity for buyers seeking a property ready to enjoy from day one.

Council Tax Band: B (South Ribble Council)
Tenure: Freehold

Tenure
Freehold



Total area approx. 66.7 sq. metres (719.2 sq. feet)

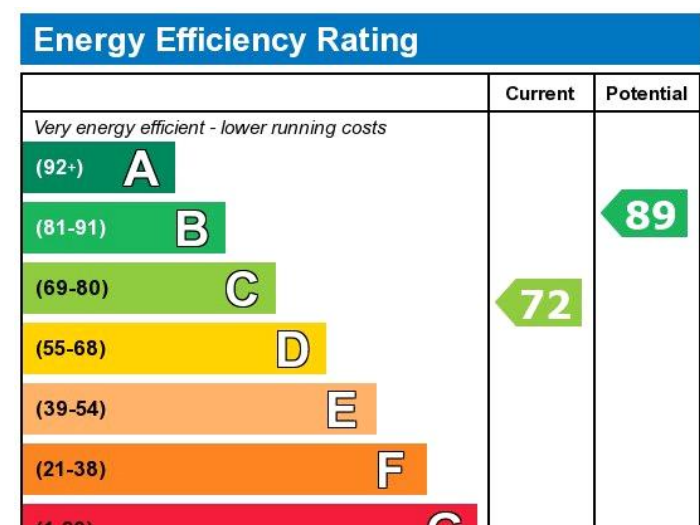
While every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the above details.
Plan produced using Planity.



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Viewing by appointment only
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