



Beechfield Road, Leyland, Lancashire

Asking Price: £475,000







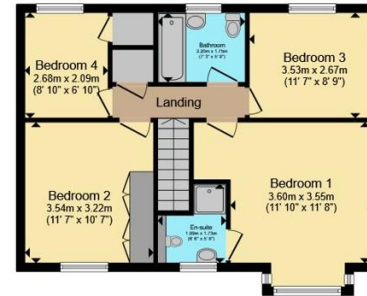


Positioned on the most desirable estate in Leyland is this superb four bedroom executive detached family home set on a lovely corner plot with mature gardens that offers much privacy. The perfect location is just a short walk away from Balshaw's High School, many local amenities including a supermarket and Worden Park. Greeted by an inviting entrance hallway, downstairs WC, study, spacious lounge with an attractive stone fireplace and bi-folding doors opening onto a conservatory overlooking a beautiful garden, stylish kitchen open to a generous size dining room, utility room with access to a double integral garage. To the first floor are four bedrooms that includes a spacious master bedroom with access to a modern en-suite shower room. Continuing on the first floor is a modern family bathroom. Externally, there are attractive gardens to front, side and rear, with the secluded rear garden offering an impressive variety of established flower and shrubs borders and a seating area providing the perfect space to relax or entertain. To the front of the property there is a generous size driveway leading to an integral double garage. A viewing is highly recommended.





Ground Floor



First Floor

Total floor area 145.5 m² (1,566 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





Council Tax Band: **F**

Tenure: **Freehold**

Viewing by appointment

T: 01772 433868

E: leyland@entwistlegreen.co.uk

17 Hough Lane, Leyland, Lancashire, PR25 2SB

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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