



1 Parsonage Close, Leyland

Leyland

£220,000



1 Parsonage Close

Leyland, Leyland

Three-bedroom home over three floors with master en-suite, family bathroom and downstairs WC. Separate kitchen, living/dining room, rear garden, garage, off-road parking, great schools nearby.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Immaculate Three-Bedroom, Three-Storey Family Home
- Spacious Master Bedroom with Modern En-Suite Shower Room
- Separate Garage with Additional Off-Road Parking
- Private Rear Garden – Ideal for Entertaining & Family Living
- Buyers Information Pack Available
- Up-Front Searches Provided for a Streamlined Purchase

Entrance Hallway**Downstairs W.C.**

W.C. Pedestal wash hand basin.

Kitchen

Good range of eye and low-level units, including 1.5 stainless steel sink. Integrated appliances include fridge/freezer, electric oven and gas hob with extractor fan. Space plumbed for washing machine. Boiler access. Window to front.

Living/Dining Room

Understairs storage. Space for dining. Open to living room. Window to rear. French doors to rear.



**First Floor Landing****Bedroom Two**

Two windows to rear.

Bedroom Three

Two windows to front.

Family Bathroom

Four piece suite including, panelled bath with mains shower over, low-level w.c. and pedestal hand wash basin.

Second Floor Landing**Storage Cupboard**

Hot Water Tank access

Master Bedroom with En-suite

Window to front. En-suite.

Master Bedroom En-suite

Three piece suite with cubicle shower (mains), low-level W.C. and pedestal hand wash basin. Velux window.

Garage

Single garage with parking for 1 vehicle.

GARDEN

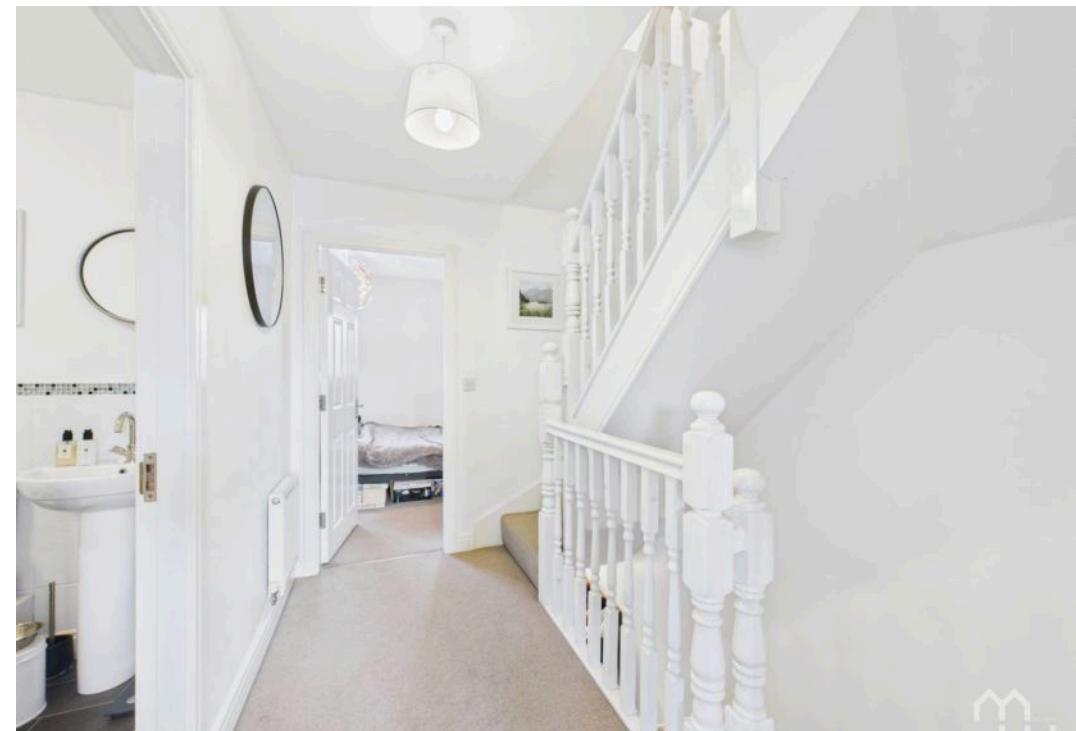
Landscaped rear garden, mainly lawned with dedicated sitting area and footpath.

OFF STREET

2 Parking Spaces

Dedicated off-street parking, including space in garage.







Approximate total area⁽¹⁾

1212 ft²
112.5 m²

Reduced headroom
16 ft²
1.5 m²



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ESTATE AGENCY-REDEFINED



At MovingWorks, we're not just another estate agent.

We're a proudly independent, family-run business, founded in 2000 to do things differently – and better.

Buying a home is one of life's biggest milestones. It's emotional, personal, and deserves expert support every step of the way.

Why buyers choose us:

We're a marketing agency, not just a listing service. We match you with the right home and guide you through the process with care and clarity.

With Gazeal, you can reserve your chosen property and protect your purchase from delays or fall-throughs. It shows you're a committed buyer – giving you peace of mind and a stronger position.

We also help you get legally ready, so you can move quickly and with confidence.

At MovingWorks, we combine strategy with genuine care – putting people before process to make your move smooth, secure, and stress-free.

Clients love working with us, check out our reviews to find out for yourself. If you need help selling your home, or know anyone that we could be of service to- please get in touch.



CONTACT US



www.movingworks.co.uk



hello@movingworks.co.uk



[@movingworksestateagentsuk](https://www.instagram.com/movingworksestateagentsuk)



[@mwearlybirdvip](https://www.facebook.com/mwearlybirdvip)



[@movingworks6301](https://www.youtube.com/movingworks6301)



**LOVE IT?
Secure your
offer**

**COMPLETE
THIS FORM
AND WE'LL
BE IN TOUCH**

SCAN

