



1 Parsonage Close, Leyland

Leyland

£220,000



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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

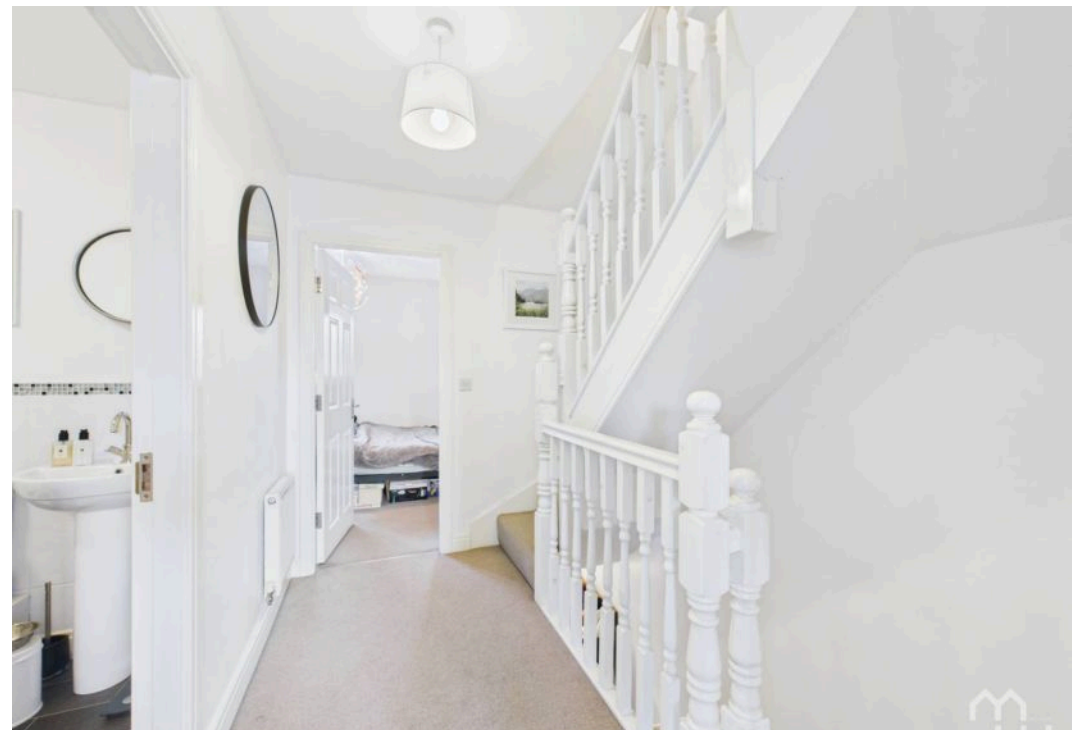
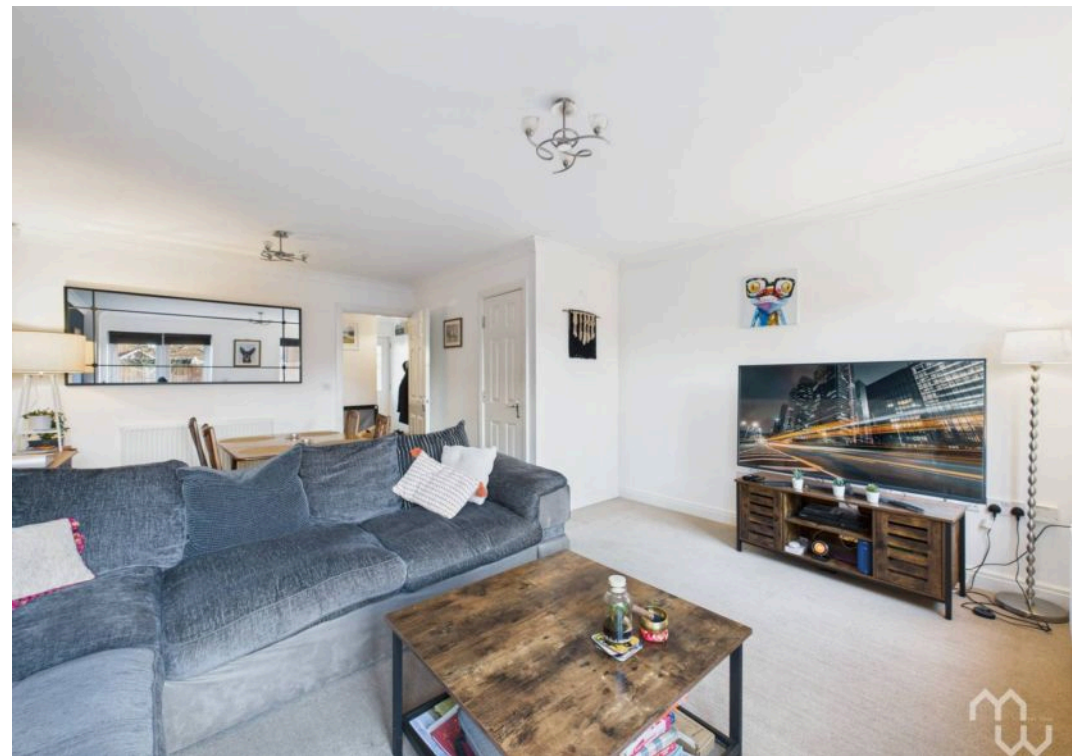
Landscaped rear garden, mainly lawned with dedicated sitting area and footpath.

OFF STREET

2 Parking Spaces

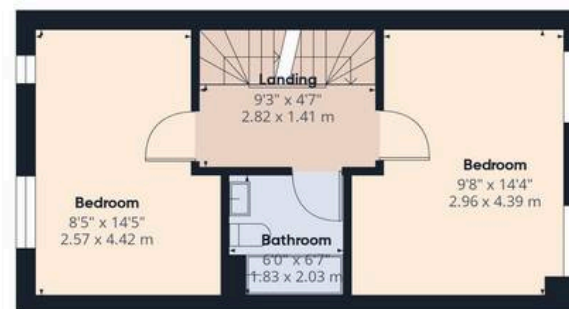
Dedicated off-street parking, including space in garage.







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1212 ft²

112.5 m²

Reduced headroom

16 ft²

1.5 m²

(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.

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