



Laird Drive, Leyland, PR26 7BJ

£260,000

*****OPEN DAY***SATURDAY 02.05***PLEASE CALL TO BOOK AND DON'T MISS THE OPPORTUNITY TO VIEW*****

STUNNING FAMILY HOME!!! We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated on the popular new build development of 'Centurion Village'!



11 Laird Drive, Leyland, PR26 7BJ

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated on the outskirts of Leyland. Benefiting from spacious living accommodation set over 2 floors, enviable corner position with open grass banks and pond to the front aspect and landscaped rear garden.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner, WC, cupboard/cloaks and hallway. To the first floor 3 bedrooms, en-suite shower room and family bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially the M6/M61 with being commutable within 10 minutes.

FREEHOLD

Council tax band - D

GROUND FLOOR

Lounge 10'7" x 15'6" (3.23m x 4.73m)

High quality wood effect laminate flooring with dual aspect windows, spotlighting and blind

Kitchen/diner 8'9" x 15'5" (2.68m x 4.71m)

High quality wood effect laminate flooring with patio doors leading to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, induction hob, hood, fridge-freezer, dishwasher and washing machine and dryer

WC

High quality wood effect laminate

flooring with 2 piece bathroom suite in white and radiator

Cloak/cupboard

High quality wood effect laminate flooring with integrated fibre to the property

FIRST FLOOR

Bedroom 8'9" x 15'5" (2.68m x 4.71m)

High quality wood effect laminate flooring with window to the side elevation, floor to ceiling fitted wardrobes and blind

En-suite

High quality wood effect laminate flooring with 2 piece bathroom suite in white, separate showering enclosure, partially tiled decor, radiator and blind

Bedroom 9'10" x 8'9" (3.01m x 2.67m)

Carpet flooring with window to the front elevation, floor to ceiling fitted wardrobes and blind

Bedroom 8'9" x 6'5" (2.67m x 1.96m)

Carpet flooring with window to the side elevation, floor to ceiling fitted wardrobes and blind

Bathroom

High quality wood effect laminate flooring with 3 piece bathroom suite in white, partially tiled decor and radiator

EXTERNAL

Beautifully presented and private rear garden, benefiting from a South-westerly facing aspect, enclosed by panel fencing and stone wall. Gated access to double driveway with EV charge point and solar panels on roof of property.





