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Cleveland Road  
Leyland

- **Modern Day Family Home**
- **Beautifully Presented Throughout**
- **4 Double Bedrooms**
- **Open Plan Family Dining Kitchen**

**For Sale £335,000**  
EPC Rating 'C'



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## Property Description

### PROPERTY DESCRIPTION

Situated on a popular sought after location in Leyland on Cleveland Road, just off Golden Hill Lane. Ideally situated for Runshaw college, primary and secondary schools in the area.

Sits this beautifully presented, modern, family 4 bedroom home.

A generous driveway and detached garage, providing complete ease of parking. Kerb appeal is strong for this wide plot.

A welcoming entrance hall greets you, before leading you into the rest of the home.

A large living room that embraces the outside space with patio doors, and a bay window allowing the natural daylight to flood in, and flood in it does.





A generous, open-plan kitchen diner sits on the left side, with bags of room to accommodate family and friends. Light floods in through the three large windows. Integrated appliances keeps everywhere neat and tidy, and there's a utility room to take care of household chores. With direct access to the garden, this is the first port of call for muddy wellies and paws alike, and a handy downstairs WC.

Upstairs, you'll find four bedrooms, three of which are doubles, with an ensuite to the main bedroom. There is also a spacious three piece bathroom.

Entertaining is a joy on either of the patio areas. Make memories here on lazy summer days with BBQs and long drinks. Meanwhile, the spacious lawn area is just made for games (a spot of croquet, anyone?) and stretching legs – whether that's two legs or four. It's safely enclosed too, for peace of mind.

#### LOCAL INFORMATION

LEYLAND is a town in South Ribble, Lancashire. Six miles (10 km) south of Preston. Leyland is made up by six different areas, the town centre itself counts as the main retail side, with the railway station, library and shops nearby. The other areas include Broadfield, Moss Side, Worden Park, Turpin Green and the Wade Hall estate. The town is famous primarily for the bus and truck manufacturer Leyland Motors. Within easy reach of the local amenities and highly regarded local primary and secondary schools, as well as colleges - whilst being particularly well-placed for transport and commuter links with M6 nearby.

#### FRONT

\* Corner plot \* Garden fronted \* Driveway to side \*

#### ENTRANCE HALL

\* Composite door to the front \* Herringbone style wood effect flooring \* Central heating radiator \* Ceiling light \* Stairs to first floor \* Under stairs cupboard with lighting \*

#### DOWNSTAIRS WC

\* UPVC double glazed window \* Vinyl flooring \* Central heating radiator \* Ceiling light \* Pedestal sink \* WC \*

#### LIVING ROOM

\* Dual aspect \* UPVC double glazed window to the front \* UPVC double glazed double doors opening out to the garden \* Carpet flooring \* Central heating radiator \* Ceiling light \* TV point \*





#### OPEN PLAN BREAKFAST KITCHEN KITCHEN

\* UPVC double glazed window \* Range of wall and base units \* Breakfast bar with integrated gas hob and extractor \* Integrated electric oven \* Integrated fridge freezer \* Integrated microwave \* Integrated dishwasher \* Ceiling spot lights \* Wood effect vinyl flooring \*

#### DINING AREA

\* UPVC double glazed bay window to the side and UPVC window to front \* Wood effect vinyl flooring \* Central heating radiator \* Ceiling lights \*



#### UTILITY ROOM

\* Composite external door \* Wood effect vinyl flooring \* Central heating radiator \* Ceiling light \* Base units \* Sink and drainer \* Space and plumbing for washing machine \* Space for dryer \* Wall mounted boiler \*

#### LANDING

\* UPVC double glazed window \* Carpet flooring \* Central heating radiator \* Ceiling light \* Loft access-boarded \* Store cupboard housing hot water cylinder \*

#### BEDROOM ONE

\* UPVC double glazed window \* Carpet flooring \* Central heating radiator \* Ceiling light \* Ensuite \*



#### ENSUITE

\* UPVC double glazed window \* Vinyl flooring \* Central heating towel radiator \* Ceiling spot lights \* Wash hand basin \* WC \* Extractor \* Shower cubicle with tiled walls \*

#### BEDROOM TWO

\* UPVC double glazed window \* Carpet flooring \* Central heating radiator \* Ceiling light \*

#### BEDROOM THREE

\* UPVC double glazed window \* Carpet flooring \* Central heating radiator \* Ceiling light \* Range of built in wardrobes with sliding doors \*

#### BEDROOM FOUR

\* UPVC double glazed window \* Carpet flooring \* Central heating radiator \* Ceiling light \*

#### BATHROOM

\* UPVC double glazed window \* Central heating towel radiator \* Ceiling spot lights \* Partially tiled walls \* Vinyl flooring \* Bath with overhead shower \* WC \* Wash hand basin \*

#### REAR GARDEN

\* Outdoor lighting \* Raised decking area behind garage \* Very private \* Mainly laid to lawn with raised beds \* Indian stone paving \*

#### GARAGE

\* Lighting and power \*

We are informed this property is Council Tax Band D  
For further information please check the Government Website

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 977100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.



rightmove 

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 OnTheMarket.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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