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2 Whernside Way  
, Leyland, PR25 4ZN

Situated on a generous corner plot, this delightful 3-bedroom detached property offers ample living space both inside and out. The home features a bright and welcoming extended lounge, a fabulous modern kitchen, and a well-proportioned dining area — perfect for family living and entertaining. Upstairs, three comfortable bedrooms provide plenty of space and a three-piece family bathroom suite. Outside, the expansive corner plot offers a west facing sunny aspect garden, ideal for outdoor activities, gardening.

Driveway approach providing off road parking leading to the garage.

**Guide Price £300,000**

EPC Rating 'TBC'



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## Property Description

### PORCH

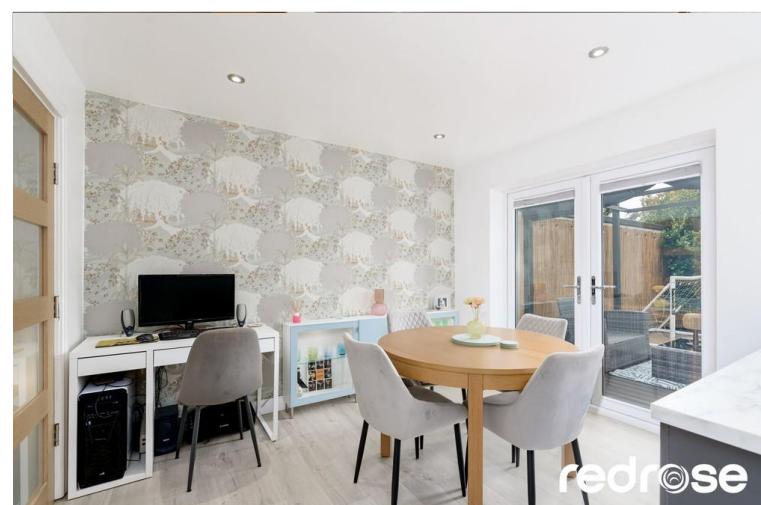
A bright, enclosed space that bridges outdoors and indoors, perfect for relaxing, storing coats, or enjoying natural light year-round. Functional yet inviting, it adds charm and utility to the home's entry. Laminate flooring flows throughout and double panel radiator.

### HALLWAY

A warm, inviting entryway that offers a smooth transition into the home with light, space, and practical charm. Stairs rising to the first floor and laminate flooring.

### DOWNSTAIRS CLOAKROOM W.C

A stylish two-piece bathroom featuring a hand basin with chrome mixer tap, inset into vanity unit and low level W.C. Enhanced by a mosaic tiled floor that adds texture and visual appeal, double glazed frosted window to the front and double panel radiator.





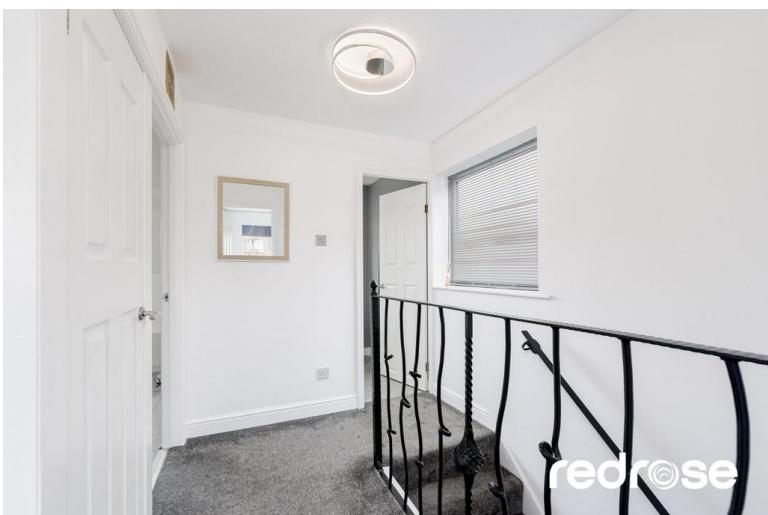
## LOUNGE

18' 3" x 13' 3" (5.56m x 4.04m) This beautifully extended lounge offers an impressive and versatile living space, ideal for both everyday relaxation and entertaining guests. Bathed in natural light from a double glazed windows to the front aspect, double panel radiator, luxury vinyl tiled floor, double wooden doors leading to the kitchen / diner. The room feels open and airy, while its generous proportions provide ample space for various furniture layouts. The extension seamlessly blends with the original structure, creating a cohesive and welcoming environment. Whether used as a cozy family hub or a sophisticated entertaining area, this lounge combines comfort, style, and functionality.



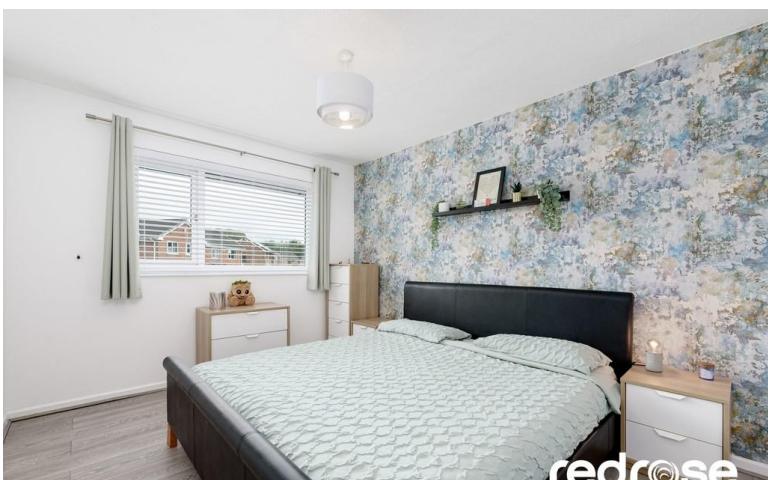
## KITCHEN/DINER

20' 4" x 10' 10" (6.2m x 3.3m) Sleek and stylish, this contemporary kitchen/diner showcases high gloss cabinetry that beautifully reflects light, enhancing its modern appeal. Equipped with seamlessly integrated appliances comprising of dishwasher, wine cooler and top of the range electric oven and induction hob with extractor hood and courtesy light over. The design maintains a clean, streamlined look free of visible hardware. Smooth surfaces, ample storage, and smart layout ensure both functionality and elegance. Under-cabinet lighting and polished countertops add sophistication, making this kitchen perfect for everyday cooking and entertaining. Double glazed French doors and window to the rear garden. Door to utility room and cupboard for storage.



## UTILITY ROOM

A practical and well-organized utility room featuring ample cupboard storage to keep cleaning supplies, laundry essentials, and household items neatly tucked away. The space is designed for convenience and efficiency, providing a dedicated area for laundry tasks, extra storage, and household organisation. Space for white goods, enclosed wall mounted Worcester Bosch boiler, door to the rear garden and window. Door into the garage



## LANDING

First floor landing with access to the loft hatch, double glazed window to the side and all first floor bedrooms and bathroom.

## MASTER BEDROOM

12' 3" x 9' 8" (3.73m x 2.95m) A spacious and serene master bedroom designed for comfort and relaxation. Featuring ample natural light, generous closet space, and enough room for a large bed and additional furniture, it serves as a private retreat within the home. Soft tones and thoughtful finishes create a calming atmosphere, perfect



for unwinding at the end of the day. Double glazed window to the front aspect, double panel radiator, laminate flooring and built in wardrobe.

#### BEDROOM TWO

9' 7" x 9' 7" (2.92m x 2.92m) A comfortable and well-proportioned double bedroom, ideal for restful nights and flexible use. The room offers enough space for a double bed, and additional furnishings, with natural light creating a bright and welcoming environment. Double glazed window to the front aspect, double panel radiator and built in wardrobe



#### BEDROOM THREE

9' 5 max" x 6' 7" (2.87m x 2.01m) A cosy and bright single bedroom, perfect for a child, guest, or home office. This versatile space offers enough room for a single bed and essential furniture, making it both practical and inviting. Double glazed window to the front aspect, double panel radiator and fitted over head unit.

#### FAMILY BATHROOM

A sleek and contemporary three-piece bathroom suite finished in crisp white, featuring a minimalist basin, streamlined toilet, and a spacious bathtub with high level shower fitting with water fall additional shower head and glazed screen. Designed for both style and functionality, this suite offers a clean, fresh look with smooth lines and modern fixtures, creating a calming and sophisticated space. Double glazed frosted window to the rear aspect and heated towel radiator.

#### GARAGE

A practical garage featuring electrical outlets and lighting for convenience, plus a durable up-and-over door for easy access and secure parking. Ideal for vehicle storage and extra workspace.

#### EXTERNALLY

The property boasts an attractive exterior with a well-maintained façade that blends classic charm and modern touches. Featuring durable roofing, and neatly trimmed landscaping, it offers excellent curb appeal. A driveway approach providing off road parking leading to the integral garage. The overall design creates a welcoming first impression and complements the surrounding neighbourhood.



The rear garden features a West facing sunny aspect landscaped garden that has artificial lawn, Indian stone paving, perfect for relaxing, entertaining, or family activities, the garden combines ease of care with a fresh, vibrant look. Well-defined borders and optional patio areas complete the space, creating a functional and attractive



extension of the home. Well stocked with plants, flowers and shrub borders and fenced enclosed boundaries.

#### LOCATION

Leyland is a town in Lancashire, England, about 6 miles south of Preston. It has a well-connected railway station on the West Coast Main Line with services to Manchester and London. Nearby towns include Bamber Bridge, Chorley, and Adlington. The town offers easy access to the Greater Manchester area.

#### MORTGAGES

If you would like a free mortgage consultation our financial adviser will be able to meet with you discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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