



S A N D R A T A Y L O R

Property Marketing



2 Park Road, Leyland, PR25 3AP

Located in a quiet cul-de-sac in one of Leylands most desirable locations we are pleased to offer to the market this detached bungalow. The accommodation briefly comprises of entrance porch, lounge, dining room, fitted kitchen, utility, cloakroom, bathroom and 3 bedrooms (2 beds to first floor). Benefits include gas central heating and double glazing. Gardens to the front and rear with driveway providing off road parking. Property is offered with NO CHAIN DELAY.

- **Detached Bungalow**
- **Lounge, Dining Room**
- **3 Bedrooms, Bathroom**
- **Cloaks, Kitchen, Utility**
- **G.C.H. Dble Glaz**
- **Gardens Front & Rear**
- **Quiet Cul-de-Sac**
- **NO CHAIN DELAY**

Asking price

£189,950

www.sandra-taylor.co.uk

Entrance Porch

With tiled floor and door leading to lounge.

Lounge

19'8" x 12'10" (6.0 x 3.9)

Two windows to front, feature living flame gas fire, laminate flooring, TV aerial point and stairs leading to first floor.



Dining Room

13'5" x 9'2" (4.1 x 2.8)

Window to front. Access to loft with pull down ladder and is partially boarded.

Inner Hallway

With laminate flooring.

Kitchen

10'2" x 7'7" (3.1 x 2.3)

Range of wall and base units with contrasting work surfaces, one and a half bowl sink drainer unit, electric oven and hob, extractor fan, integrated microwave, fridge and dishwasher. Part tiled walls and window to rear.



Utility Room

With plumbing for automatic washing machine. Tiled floor and door to rear.

Bathroom

Three piece suite comprising of panelled bath with overhead shower, pedestal wash hand basin and low level wc. Part tiled walls and window to side.

Downstairs Bedroom One

12'6" x 12'2" (3.8 x 3.7)

Two windows to rear.



First Floor Landing

Bedroom Two

11'10" x 7'10" (3.6 x 2.4)
Two under eaves storage cupboards. Velux window.

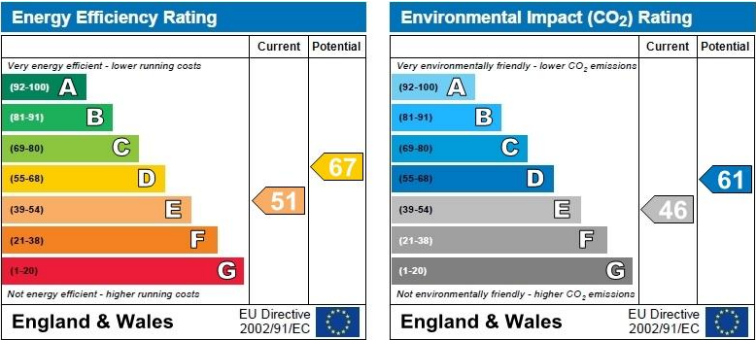
Bedroom Three
12'2" x 4'11" (3.7 x 1.5)
Under eaves storage cupboard. Velux window.

Cloakroom
With low level WC and wash hand basin.

Outside
Garden areas to the front and rear with driveway providing off road parking.

Floor Plans

Energy Efficiency and Environmental Impact



PLEASE NOTE
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

