



- Semi Detached Property
- Three Bedrooms
- Two Bathrooms
- Lounge
- Dining Kitchen
- Downstairs WC
- Off Road Parking & Garden
- Sold As A 40% Share

19 Albion Road  
Leyland, PR26 7BQ

£92,000

A recently constructed three bedroom, two bathroom semi detached property located on the Centurion Village development. Being sold as a 40% share, the accommodation comprises of an entrance hall, lounge, dining kitchen and a downstairs WC. To the first floor there are three good sized bedroom, en-suite shower room and a family bathroom. Externally to the front of the property there is off road parking, with side access leading to the rear garden. Rent, service/management charge and insurance £409.64. Lease 988 years.

### Ground Floor

**Entrance Hall** 5' 9" x 5' 0" (1.75m x 1.52m)

Radiator, stairs to first floor.

**Lounge** 13' 2" x 12' 0" (4.01m x 3.65m)

Radiator, window to front.

**Inner Hallway** 6' 0" x 3' 5" (1.83m x 1.04m)

Storage cupboard.

**Downstairs WC** 5' 7" x 3' 4" (1.70m x 1.02m)

Low level WC, wash basin, radiator, window to side.

**Dining Kitchen** 15' 2" x 10' 1" (4.62m x 3.07m)

Base and eye level units incorporating a sink and drainer, gas hob with extractor over, oven, built in fridge freezer, space for washing machine, spot lighting, dining area, French doors to garden, window to rear



## First Floor

### Landing

Storage cupboard, access to loft area.

**Bedroom One** 12' 5" x 11' 8" (3.78m x 3.55m)

Radiator, window to front.

**En-Suite Shower Room** 6' 2" x 5' 6" (1.88m x 1.68m)

Low level WC, wash basin, shower cubicle, towel radiator, spot lighting, window to front.

**Bedroom Two** 10' 7" x 9' 1" (3.22m x 2.77m)

Radiator, window to rear.

**Bedroom Three** 10' 0" x 7' 2" (3.05m x 2.18m)

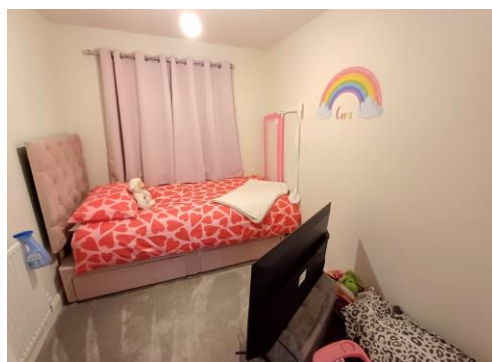
Radiator, window to rear.

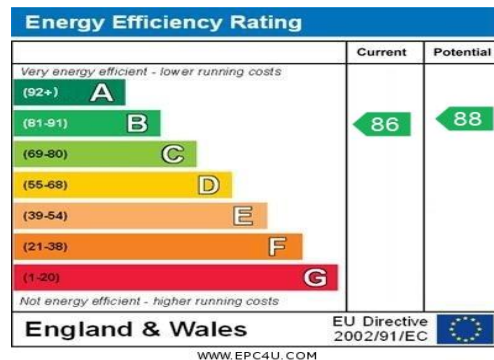
**Bathroom** 6' 2" x 5' 6" (1.88m x 1.68m)

Low level WC, wash basin, panelled bath with shower over, towel radiator, part tiled walls, window to side.

### External

To the front of the property there is off road parking, with side access leading to the rear garden.





**Tenure:** We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

**Services:** All main services are understood to be connected to the property. No services or appliances have been tested.

**Agents Notes:** We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

**Property Misdescriptions Act 1991:** These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details.

No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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