



## 22 Hillbrook Road, Leyland

**"Offers Over" £115,000**

A recently refurbished townhouse enjoying a quiet cul-de-sac location, conveniently situated for all local amenities in Leyland town centre. The accommodation briefly comprises an entrance hall, a through lounge, a fitted kitchen, 3 bedrooms and a 3-piece bathroom. It has PVC double glazing and gas central heating. There are garden areas to the front and rear. The property is currently let at an assured shorthold tenancy at £790pcm.



# 22 Hillbrook Road, Leyland

## ACCOMMODATION

### ENTRANCE HALL

PVC double glazed window, radiator

### LOUNGE

20' 1" x 10' 1" (6.12m x 3.07m) PVC double glazed window and double glazed patio doors, radiator

### FITTED KITCHEN

10' 10" x 8' 3" (3.3m x 2.51m) Wall and floor units, built in oven, stainless steel sink drainer unit, slot in oven with extractor over, PVC double glazed window, radiator, storage cupboard

### STAIRS TO FIRST FLOOR LANDING

Storage cupboard

### BEDROOM 1

15' 8" x 10' (4.78m x 3.05m) 2 PVC double glazed windows, double radiator, built in wardrobes

### BEDROOM 2

8' 6" x 8' 2" (2.59m x 2.49m) Radiator, PVC double glazed window, gas fired central heating boiler unit

### BEDROOM 3

Radiator, PVC double glazed window

### THREE-PIECE BATHROOM

Panelled bath, shower attachment, wash basin, WC, radiator/towel rail, 2 PVC double glazed windows

### OUTSIDE

Rear gardens and store

### PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |