



5 Little Close, Farington Moss, Leyland

£265,000

Dating from the early 2000's this 4 bedroomed, 2 reception roomed detached house with 2 bathrooms and detached garage, is on a popular west Leyland estate, convenient for commuting throughout the region. It benefits from gas central heating and PVC double glazing. Externally there are front and back gardens with off road parking. The property is advertised at a realistic asking price - no ongoing chain.

TENURE

Freehold



5 Little Close, Farington Moss, Leyland

ACCOMMODATION

GROUND FLOOR HALLWAY/STAIRWELL

4.3m x 1.9m Radiator, cloaks rail

CLOAKROOM

1.5m x 1.2m Pedestal wash hand basin, low flush WC, tiled floor, radiator

RECEPTION ROOM

3.0m x 2.8m Radiator

RECEPTION ROOM

4.8m x 3.3m + bay window Bay window, coal effect gas fire, 2x radiators

DINING KITCHEN

6.5m x 2.45m Range of modern base and wall units with work tops, built in electric oven, gas hob, fridge and freezer, space for washer, tiled floor

FIRST FLOOR

MASTER BEDROOM

3.5m x 3.5m Radiator

ENSUITE SHOWER/WC

2.7m x 2.3m max Laminate floor, aqua boarded shower area, tiled splash back to wash hand basin, low flush WC, wall mirror, built in cupboard, hot water cylinder cupboard.

BEDROOM

3.5m x 2.85m Radiator

BEDROOM

3.0m x 2.9m Radiator

BEDROOM

2.9m x 1.9m

FAMILY BATHROOM/WC



| | |
|------------------|---------|
| Tenure | Unknown |
| Ground Rent | |
| Council Tax Band | Band |
| Local Authority | |
| EPC Rating | TBC |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

5 Little Close, Farington Moss, Leyland

2.3m x 1.9m Panelled bath, wash hand basin, low flush WC, tiled walls, vinyl floor, radiator.

OUTSIDE

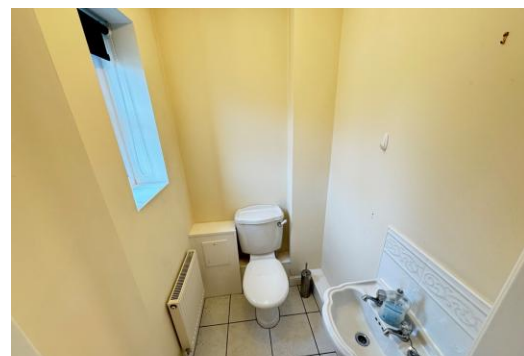
Garage (5.2m x 2.7m) Brick and tiled roof, up and over door, power and light connected.

Gardens to the front and rear, car park space to side/front.

Mains services connected.

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.



Proctors Blackburn

2 Preston New Road, Blackburn, Lancashire, BB2 1AW

Tel. 01254582489

Email. blackburn@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

%epcGraph_c_1_198%