

Property Particulars

Leyland Road, Penwortham.



- **Character Filled Detached Period Home**
 - **Corner Garden Plot**
- **Many Quality and Bespoke Original Features**
- **Three Good Bedrooms**
- **Within Catchment Area Of Great Local Schools**
 - **Gas Central Heating**
 - **Detached Garage With**

£250,000

A great opportunity to purchase a solid 1930's detached family home, in the sought after location of Penwortham. This spacious property has three good size bedrooms, two generous reception rooms, kitchen, pantry and a stunning large formal entrance hall. The setting is a generous corner plot and there is driveway parking on approach to a detached garage. This lovely home offers character and a vast array of original features, updating is required. There is has central heating and double glazing. The property is offered with No Chain Delay and viewing is essential to fully appreciate the size and further future potential. Close to excellent schools, local amenities main road and motorway connectivity.

Entrance Hall -

Laminate flooring. Door to front

Entrance Hallway -

Large entrance hallway with doors leading to all rooms. Under stairs storage. Traditional features, lovely wooden paneling, plate racks and lincrusta detail. Beautiful original leaded light glazed door and side panels.



Dining Room -

Gas fire with traditional surround. Double glazed bay window to front over looking extensive lawn. Window to side.



Lounge -

Gas fire with traditional surround. Double glazed bay window to rear. Window to side.

Kitchen -

Range of eye and low level units incorporating stainless steel sink with drainer unit. Integrated appliances include four ring gas hob with extractor fan and electric oven. Space for fridge freezer. Plumbed space for washing machine. Open pantry. Partly tiled walls. Lino flooring. Windows to side and rear. Door to rear.



First Floor Landing -

Large stained glass window truly bespoke designed and installed by the original builder, who has constructed several other properties in the Penwortham area and can be easily identified by this stunning design to side.



Bedroom One -

Fitted wardrobes. Window to side. Bay window to front.



Bedroom Two -

Fitted wardrobes. Windows to side and rear.



Bedroom Three -

A generous size third bedroom with an oriel window to front.



Family Bathroom -

Three piece suite incorporating corner bath with shower over, bidet and pedestal wash hand basin. Heated towel rail. Fully tiled walls. Window to rear.



W.C -

Low level W.C. Lino flooring. Window to side.

Externally -

The property sits in a corner plot boasting an extensive front and side garden mainly laid to lawn, with a tall, well maintained hedged surround with established shrubs and a rockery corner. Front gate with path leading to front door. Shed to side. To the rear is a flagged patio area incorporating a lean-to wood store with access to a second shed. Gate to rear, leading to the rear stoned driveway for two cars. Single garage with electricity. Access to the driveway is via Pembury Avenue.

Disclaimer –

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am till 5.30pm Saturday 9.00am till 4.00pm