

Property Particulars

Hastings Road, Leyland



- Mid Terraced House
- Great Local Community
- Two Spacious Reception Rooms
- Contemporary Shower
- Garden Fronted
- Three Bedrooms
- Fitted Kitchen
- Gas Central Heating

Offers in Excess of £100,000

A great size mid terraced garden fronted house set in the popular location of Leyland within easy access to excellent local amenities, supermarkets, main roads and bus routes. The property have lots of character and original features and offers three bedrooms, two spacious reception rooms, fitted kitchen, contemporary shower room. There is gas central heating and uPVC double glazing. On street parking and a detached garage accessed via rear lane. Viewing essential, great further potential, No Chain Delay

Entrance Vestibule -

With a lovely composite door to the front, original wood frame, part glazed door to Entrance Hall

Entrance Hall -

With original coving and corbels to the ceiling, stairs to first floor and doors off.

Lounge - 13' 4" x 11' 4" (4.06m x 3.45m)

With uPVC double glazed bay window to the front, gas fire, radiator and original coving to ceiling.



Dining Room - 12' 3" x 11' 8" (3.73m x 3.55m)

A great size with tiled flooring, uPVC double glazed French doors to the rear courtyard, under stair storage, ceiling light and radiator, door to kitchen.

Kitchen - 12' 3" x 5' 3" (3.73m x 1.60m)

With a range of wall, drawer and base units with contrasting working surfaces, plumbed for washer and space for white goods, gas cooker, tiled flooring, uPVC double glazed window and door to side.



First Floor Landing -

With a turning back staircase on approach, spindled balustrade gallery landing, doors off, window to rear.

Bedroom One - 11' 5" x 9' 7" (3.48m x 2.92m)

With uPVC double glazed window to the front, fitted wardrobes, radiator and ceiling light.



Bedroom Two - 9' 2" x 7' 8" (2.79m x 2.34m)

With uPVC double glazed window to the front, radiator and ceiling light, cupboard housing central heating boiler.



Bedroom Three - 8' 6" x 4' 9" (2.59m x 1.45m)

With uPVC double glazed window to the front, radiator and ceiling light.

Shower Room -

With a three piece suite comprising glazed shower compartment with mains shower, and water resistant panelled elevations, pedestal wash hand basin and low suite W.C. radiator and ceiling light, extractor fan.



Outside -

The property is garden fronted.

Rear Garden -

With an enclosed paved courtyard garden where there is gated access to the rear lane as well as a detached garage with rear personal door.

Disclaimer –

The information displayed about this property within these particulars 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 until 5.30pm Saturday 9.00am until 4.00pm