

GUILDHALL

SALES & LETTINGS



13 Grange Road

, Leyland, PR25 1XS

Offers Over £235,000



FIVE BEDROOM DETACHED BUNGALOW BOASTING SEPARATE ANNEX

Conveniently situated in the heart of a popular area of Leyland, offering great access to major commuter routes along the M6 and M65 and within close proximity to Worden Park. This five bedroom detached bungalow is a fantastic property not to be missed! Flowing internally with spacious living accommodation, landscaped rear garden and benefitting from a separate annex that could be used as a home office or separate living space. Ideally suited for a growing family looking to put their personal stamp on a property to make it their dream family home.

The property comprises briefly, to the ground floor; entrance from the side elevation to a welcoming hall with stairs leading to the first floor and doors providing access to three bedrooms, a three piece bathroom suite, fitted kitchen and a generously sized reception room. To the first floor is a landing with doors leading to two more bedrooms and a three piece shower room. Externally, the property boasts a laid to lawn rear garden with bedding areas and annex with shower room, open plan living space and kitchen area. To the front of the property is a laid to lawn garden with a driveway providing off road parking for numerous vehicles.

For further information, or to arrange a viewing, please contact our Guildhall team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @guildhall_ea and Facebook @guildhallEA



Ground Floor

Entrance Vestibule

Mahogany hardwood double glazed front door, tiled flooring and door to hall.

Hall 13'8" x 9'8" (4.19m x 2.97m)

Coving, wood effect flooring, doors leading to two reception rooms, kitchen, two bedrooms and bathroom.

Reception Room One 22'0" x 14'0" (6.71m x 4.27m)

Two mahogany hardwood double glazed windows, two central heating radiators, coving, electric flame effect fire with tiled surround and marble mantle, television point and wood effect laminate flooring.

Kitchen 12'11" x 9'1" (3.94m x 2.79m)

Mahogany hardwood double glazed window, central heating radiator, range of wood panelled wall and base units, laminate worktops, integrated oven with a four ring gas hob and extractor hood, tiled splashbacks, composite sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer and dishwasher, Worcester boiler, tiled flooring and hardwood double glazed frosted door to the side elevation.

Bedroom Three 12'7" x 10'7" (3.86m x 3.23m)

Mahogany hardwood double glazed window, central heating radiator, coving and wood effect laminate flooring.

Bedroom Four 10'7" x 8'9" (3.23m x 2.69m)

Mahogany hardwood double glazed window, central heating radiator and coving.

Bedroom Five 8'11" x 8'9" (2.72m x 2.67m)

Mahogany hardwood double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom 8'5" x 5'4" (2.57m x 1.63m)

Mahogany hardwood double glazed frosted window, central heating radiator, low base WC, pedestal wash basin with traditional taps, corner panelled bath with mixer tap and electric feed shower overhead, fully tiled elevations and tiled flooring.

First Floor

Landing

Velux window, spotlights, central heating radiator, doors leading to two bedrooms and shower room.

Bedroom One 14'4" x 12'11" (4.37m x 3.96m)

Mahogany hardwood double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two 10'9" x 10'9" (3.30m x 3.28m)

Mahogany hardwood double glazed window, velux window and a central heating radiator.

Shower Room 9'1" x 5'6" (2.77m x 1.68m)

Electric heated towel rail, low base WC, pedestal wash basin with traditional taps, electric feed shower, extractor fan, fully tiled elevations and tiled flooring.

Exterior

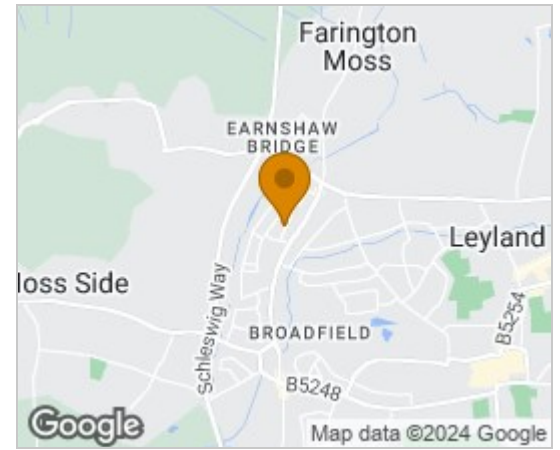
Rear

Laid to lawn garden and patio area with access to a detached annexe with WC and small kitchen.

Front

Laid to lawn garden and off road parking.

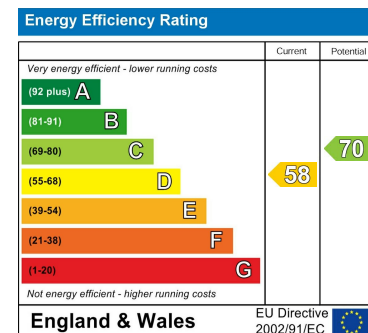
Area Map



Floor Plans



Energy Efficiency Graph



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