

Albert Road,  
**£130,000**



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Albert Road, Leyland  
£130,000

This home is deceptively spacious from the outside! Ideal for a first time buyer or young family, the entrance hall leads to large lounge with plenty of storage, at the rear of the house is a kitchen with breakfast bar and utility space. Upstairs there are three bedrooms, two are large double bedrooms and one a generous single - not like your typical box room in houses of a similar price! Outside there is a paved driveway to the front, garden to the side and the rear is also paved with a shed for storage. The rear is enclosed. This house is a must view call to book your appointment. Awaiting EPC.

ENTRANCE HALL

Double glazed door to front, double glazed window to side, radiator, laminate flooring.

LOUNGE

5.01m x 3.97m (16'5" x 13'0")  
Double glazed window to front, original fitted storage unit and drawers set in alcoves, log burner with feature mantle, laminate flooring, radiator.

KITCHEN

5.48m x 2.58m (18'0" x 8'6")  
Two double glazed windows to rear, double glazed door to side, fitted wall and base units with complimenting work surfaces, one and half bowl stainless steel sink and drainer unit, electric oven and four ring gas hob, extractor over, tiled splash backs, tiled flooring, radiator.

UTILITY AREA

Space for fridge freezer, space for washing machine, tiled flooring.



For full EPC please contact the branch

LANDING

Double glazed window to side, loft access, radiator.

BEDROOM ONE

2.99m x 4.03m (9'10" x 13'3")  
Double glazed window to front, radiator.

BEDROOM TWO

3.70m x 3.05m (12'2" x 10'0")  
Double glazed window to rear, radiator.

BEDROOM THREE

2.40m x 2.90m (7'11" x 9'6")  
Double glazed window to front, radiator.

BATHROOM

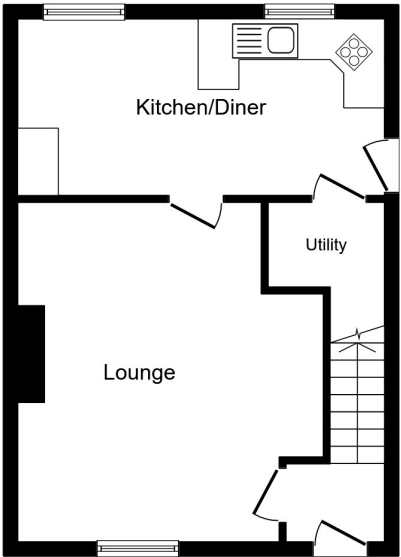
2.36m x 2.66m (7'9" x 8'9")  
Double glazed window to rear, three piece suite comprising low level WC, pedestal wash hand basin, bath and shower enclosed in cubicle, tiled walls, tiled flooring.

EXTERNAL

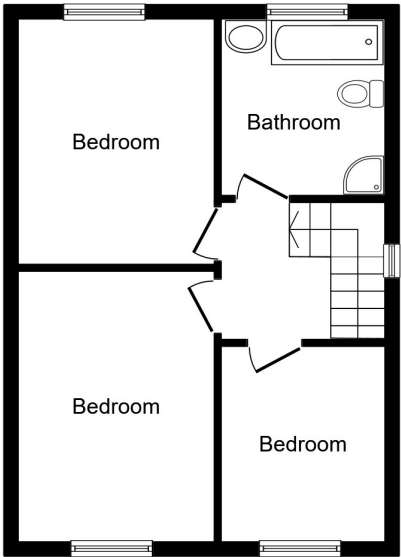
To the front of the house is a driveway and lawn area to side. To the rear is an enclosed concrete area with shed for storage.

All Measurements

All Measurements are Approximate



Ground Floor



First Floor



