



144 Fox Lane
Leyland, PR25 1HD

Offers In Region Of
£249,950

Property Features

- Well presented traditional bay fronted three semi detached family
 - Beautiful gardens to front and rear
 - Driveway leading to a brick built detached garage
 - Downstairs cloakroom
 - FREEHOLD PROPERTY
 - Fully fitted kitchen
 - Three bedrooms, four piece suite to the family bathroom
 - EPC rating D
 - Much sought after area
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STEP INSIDE 144 FOX LANE, LEYLAND

As you approach this impressive, 3 bedroom, semi-detached property, you will be struck by its size. The property has been lovingly upgraded in parts over the last couple of years by the current owners. On entering the property, you are welcomed into the spacious entrance hallway, offering tiled cushion flooring, a radiator, ceiling light, access into the lounge, kitchen, dining area and staircase leading to the first-floor accommodation.

The lounge is situated to the front aspect, with a beautiful feature fireplace with stone surround. Further benefits include, fitted laminate flooring, large bay window, wall and ceiling lights and plenty of space for living room furnishings. There are also double doors leading into the dining area.

Following on now into the spacious dining room which is fitted with laminate flooring and again featuring a beautiful fireplace. The room would accommodate ample furniture for entertaining friends and family. To the rear aspect of the ground floor you will find the well-equipped kitchen which is fitted with an array of wall and base units for plenty of storage. The terracotta tiles and wood cladding ceiling compliment the kitchen in keeping with the property's age. There are two integrated ovens and a five burner stove with stylish overhead extractor which would be perfect for any cooking enthusiasts. There is space and plumbing for a washing machine and space for an under counter fridge.

There is also a 1.5 bowl sink unit positioned below the window to the rear aspect. The kitchen is fitted with a radiator, ceiling light and the combi boiler is located



here too. There is access out to the rear garden from the kitchen and to the downstairs cloakroom.

Up now to the first floor where you will find a beautiful bathroom and three bedrooms.

The bathroom is tiled from floor to ceiling with black and cream tiles and offers a separate walk in shower cubicle with electric shower. The large bathroom itself features a generous sunk in bath, wash basin with and low level WC. The bathroom is also fitted with a ceiling light, radiator and is just the perfect place to relax after a busy day.

Along now to the first of the three bedrooms.

Bedroom One is located on the first floor and is a large double room with a huge bay window to the front aspect. This room is carpeted and also benefits from a range of fitted wardrobes with glass sliding doors offering plenty of shelves and hanging space for that all important storage.

The next large double bedroom is located on the rear aspect. This room is carpeted and has a large window and also boasts fitted wardrobes, shelving and room for additional bedroom furniture.

The third single bedroom is located to the front aspect and offers a fitted carpet, double glazed window and ceiling light. Currently being us as a music room, this would be ideal as a bedroom or office space for anyone working from home.

Outside to the front of the property there is a large lawn stretching the full length of the garden, will a driveway alongside ideal for off road parking. There are well established conifers the full length of the driveway, offering plenty of privacy.

The rear garden is a real feature to this beautiful property, offering plenty of outdoor space for all the family to enjoy. With a patio decked area for garden furniture, a well maintained lawn, established borders with various flowers and shrubs. The rear garden also offers access to the driveway and the single detached garage ideal for parking and storage.

To the bottom of the garden there is a little oasis full or fruit trees and a huge selection of vegetables patches.

If you are a keen gardener then this property is definitely for you.

Don't miss out on this fantastic, spacious property which would be ideal for a large family looking for spacious rooms and lots of living space. Call our sales team on



01204 7931 13.

LOCATION

Located in between St Andrew's and St Anne's primary schools, your morning school run will be less chaotic as both are within walking or a very short driveway. St Annes and Balshaws Secondary Schools are also within a (5 minute walk away). Leyland town centre is just a short walk away, where you will find plenty of high street shops, restaurants and public houses serving food and drinks. For all your weekly essential you will find various convenience stores and supermarkets nearby. On those sunny days best spent outdoors, you can head towards Worden park (2 minute walk away) where you will find a play park, woodland, walking paths and their scenic walled garden. Excellent transport links nearby for anyone commuting into work, situated on a local bus route and the M6 Motorway is a short drive away.

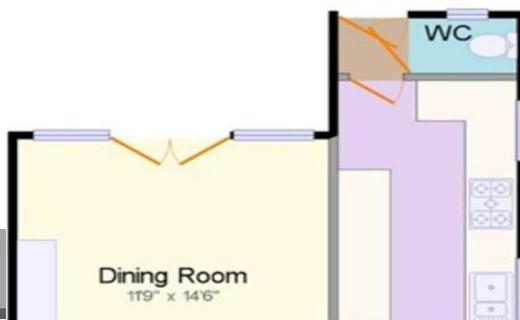


Ground Floor



1st Floor

79 - 81 Market Street
Little Lever
Bolton
Lancashire



are these only. All guidance to ensure potential nts