



1 Elder Close, Leyland, PR25 1FG
£240,000

The Property Perspective

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PROPERTY
PERSPECTIVE

GROUND FLOOR

Lounge 9'11" x 17'3" (3.03 x 5.26m)

High quality vinyl flooring with patio doors leading to the rear garden and curtains

Kitchen/diner 17'4" x 8'7" (5.29 x 2.64m)

High quality vinyl flooring with spotlighting and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood and dishwasher

WC/cloaks

High quality vinyl flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 8'9" x 12'8" (2.67 x 3.88m)

Carpet flooring with window to the rear/side aspect of the property, curtains and blind

En-suite

High quality vinyl flooring with 3 piece bathroom suite in white, separate showering enclosure, partially tiled decor and radiator

Bedroom 9'8" x 10'0" (2.96 x 3.06m)

Carpet flooring with window to the side aspect of the property and blind

Bedroom 10'0" x 7'2" (3.06 x 2.19m)

Carpet flooring with window to the rear elevation, curtains and blind

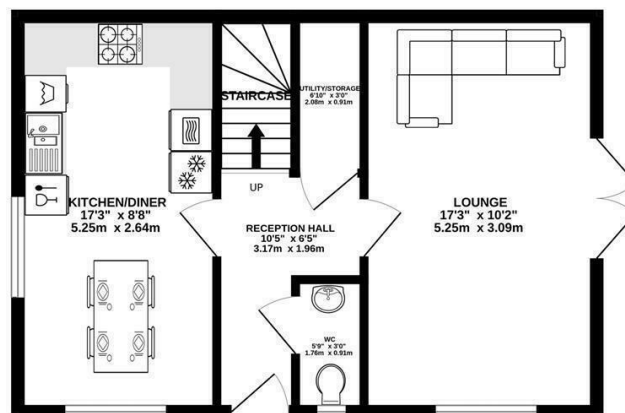
Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, partially tiled decor, spotlighting, blind and radiator

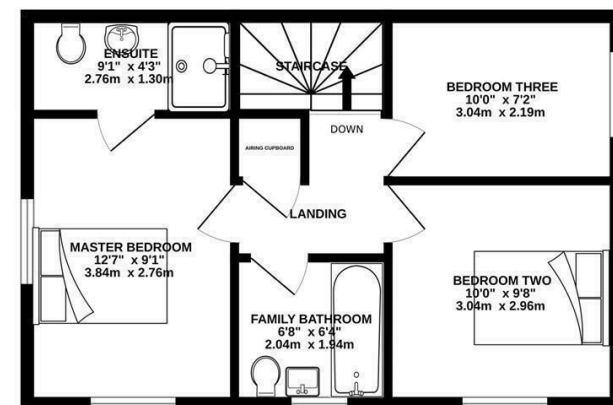
EXTERNAL

Well presented and spacious rear garden, enclosed by panel fencing with laid to lawn and patio area. Double tandem driveway to the rear of the property.

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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