



**St. Annes Road, Leyland, PR25 4XR**

**£210,000**

**STUNNING SEMI-DETACHED BUNGALOW!!!** We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached bungalow, situated in Leyland!



# 24 St. Annes Road, Leyland, PR25 4XR

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached bungalow, situated in Leyland. Benefiting from modern sophisticated decor throughout, landscaped rear garden and detached single garage.

The living accommodation briefly comprises of; lounge, kitchen, 3 bedrooms and modern shower room.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially the M6 being commutable within 2-3 minutes.

## FREEHOLD

Council tax band - B

## GROUND FLOOR

### Lounge 10'3" x 15'11" (3.13m x 4.86m)

High quality wood effect laminate flooring with blind

### Kitchen 9'9" x 10'5" (2.99m x 3.19m)

High quality vinyl flooring with access to the rear garden, spot lighting and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, fridge-freezer and dishwasher

### Bedroom 10'4" x 13'8" (3.15m x 4.17m)

High quality wood effect laminate flooring with to the rear, curtains and blind

### Bedroom 10'0" x 9'11" (3.06m x 3.03m)

High quality wood effect laminate flooring with window to the front and blind

### Bedroom 6'9" x 6'7" (2.08m x 2.02m)

High quality wood effect laminate flooring with window to the side and blind

### Shower room

High quality wood effect laminate flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and spot lighting

### EXTERNAL

Beautifully presented and landscaped rear garden with artificial lawn area and patio, enclosed by panel fencing. Large driveway to the front of the property, leading to a single garage with up&over door.





