



14 Birchwood, Leyland, PR26 7QJ
£273,000

PROPERTY
PERSPECTIVE

GROUND FLOOR

Lounge 11'9" x 13'10" (3.60m x 4.23m)

High quality wood effect laminate flooring with open aspect through to the dining area and curtains

Dining area 10'3" x 10'9" (3.14m x 3.29m)

High quality wood effect laminate flooring with patio doors leading to the rear garden, curtains and blind

Kitchen 11'5" x 9'8" (3.48m x 2.96m)

Tile flooring with access through to the conservatory. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood and dishwasher

Conservatory 11'1" x 11'0" (3.39m x 3.36m)

Carpet flooring with patio doors leading to the rear garden

Utility room 7'11" x 5'1" (2.43m x 1.57m)

Tile flooring with access to the rear garden and plumbing for washing machine

Shower room

High gloss tile flooring with 2 piece bathroom suite in white, separate showering enclosure, spotlighting and partially tiled decor

FIRST FLOOR

Bedroom 11'11" x 9'3" (3.65m x 2.83m)

Carpet flooring with window to the front elevation and curtains

Bedroom 12'0" x 8'5" (3.66m x 2.57m)

Carpet flooring with window to the front elevation and curtains

Bedroom 8'11" x 8'6" (2.74m x 2.61m)

Carpet flooring with window to the rear elevation and curtains

Bathroom

Tile flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, spotlighting and heated towel rail

EXTERNAL

Enviably corner plot position with property positioned to the end of a small cul-de-sac. Private rear garden with double driveway to the front of the property, leading to a partially converted integral garage.