



14 Birchwood, Leyland, PR26 7QJ
£260,000

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)

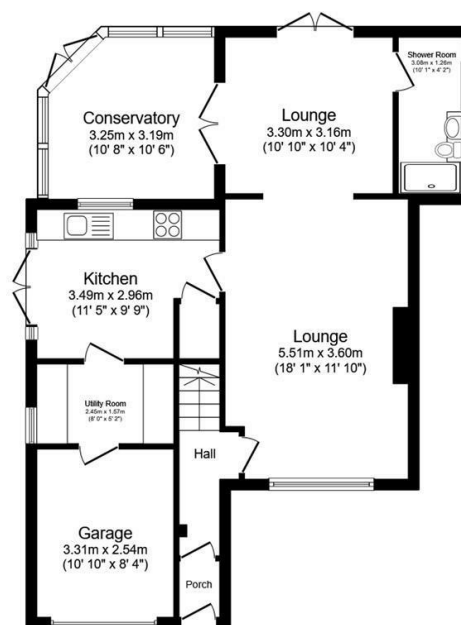
Carpet flooring with window to the rear elevation and curtains

Bathroom

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

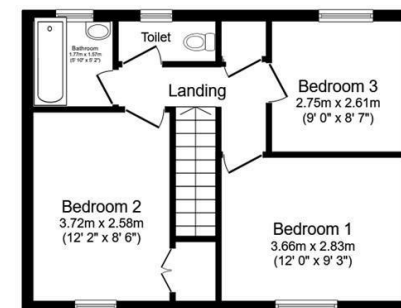
EXTERNAL

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



Ground Floor

Floor area 75.0 sq.m. (807 sq.ft.)



First Floor

Floor area 40.1 sq.m. (432 sq.ft.)

Total floor area: 115.1 sq.m. (1,239 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io