



GetAnOffer

The Quick Sale Estate Agency Specialists



getanoffer.co.uk are offering this **ATTRACTIVELY PRICED PROPERTY** from a **MOTIVATED** seller to buyers that are in a position to purchase relatively quickly. This property has been **PRICED** to **ENCOURAGE** a **QUICK SALE**.

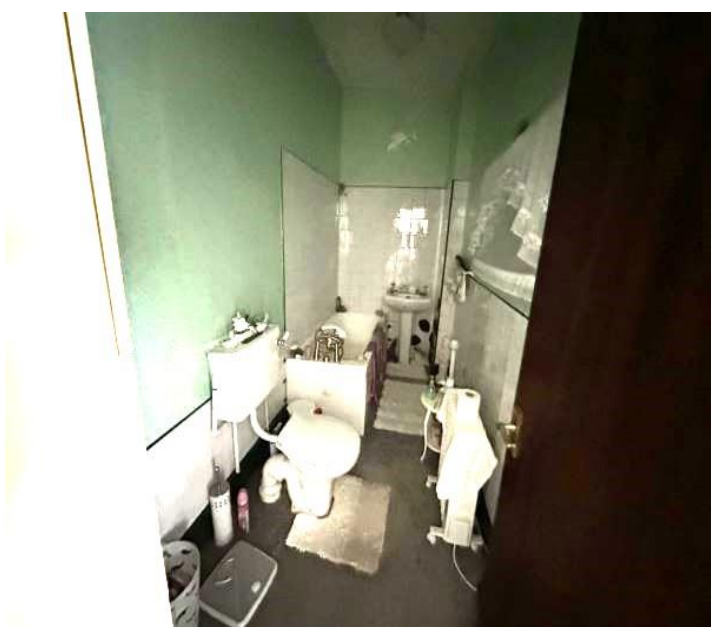
**EARLY VIEWING IS HIGHLY RECOMMENDED DUE TO THE PROPERTY BEING PRICED FOR A QUICK SALE.**

GetAnOffer are pleased to offer for sale this:

- Spacious Mid Terrace House
- Good Size Fitted Kitchen
- Lounge & Separate Dining Room
- Three Bedrooms & Dressing Room
- Bathroom with Three Piece Suite
- Enclosed Rear Garden
- Off Road Parking
- Landlords Only

**Cowling Lane  
Leyland, PR25 1XN**

**Offers in Excess of £97,500**



Viewings: Strictly by appointment via [GetAnOffer.co.uk](http://GetAnOffer.co.uk). For further information or to arrange a viewing contact us on:  
T: 01903 331031 / 0800 033 7 943  
E: [info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

**Our Opening Hours are:**  
Monday to Wednesday 8am – 6pm  
Friday 8am – 5pm  
Saturday 9am – 4pm

Under the terms of The Estate Agent Act 1979 it is hereby advised that Future Planned Relocation Services Ltd (Get An Offer) has a legal interest in this property or is a close associate of the seller

This plan is for illustration purpose only and may not be representative of the property.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	17   G	

MONEY LAUNDERING REGULATIONS 2003  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

[www.getanoffer.co.uk](http://www.getanoffer.co.uk)

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