



TRACY PHILLIPS

Estates



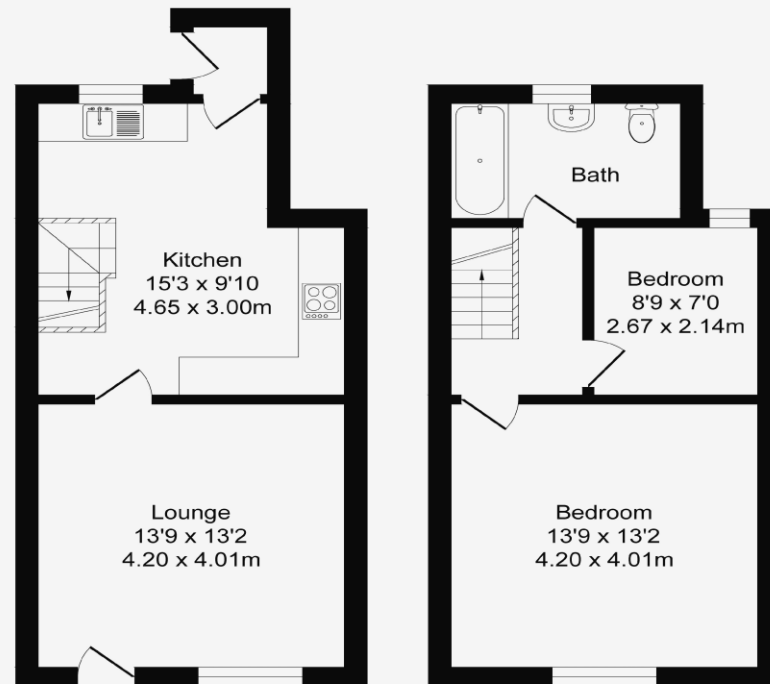
TRACY PHILLIPS

Estates

South Road

Total Approx. Floor Area 745 Sq.ft. (69.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor
Area 379 Sq.Ft
(35.2 Sq.M.)

First Floor

Approx. Floor
Area 366 Sq.Ft
(34.0 Sq.M.)



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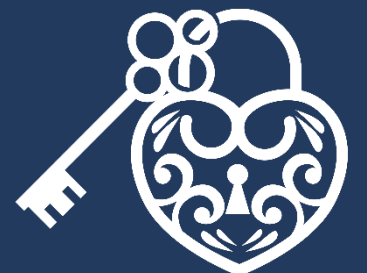
enquiries@tracyphillipsestates.com

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Offers in excess of £185,000

South Road, Leyland PR26 9AB

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Situated in this rural village, this pretty two bedroom semi detached cottage is pretty and positioned in a lovely village to live in. The cottage is garden fronted and has an excellent rear garden, which is sunny and South facing. The accommodation briefly comprises of a lovely lounge with open fireplace housing an electric 'wood burning' stove type fire. The kitchen is open plan and provides fitted units including an electric oven and gas hob, free standing fridge/ freezer and access in to the rear garden. The staircase to the first floor is also from the kitchen. The first floor provides two good bedrooms and the family bathroom which comprises of a panelled bath, wash hand basin and w.c

Bretherton is s small rural village with facilities including some lovely country pubs and a small primary school. The larger villages of Croston and Tarleton are also only a short drive away and offer shops and supermarkets. Preston is within an really easy commute, along with access to the motorway network for those travelling further afield.

This delightful property is also available with no onward chain and vacant posession.



