



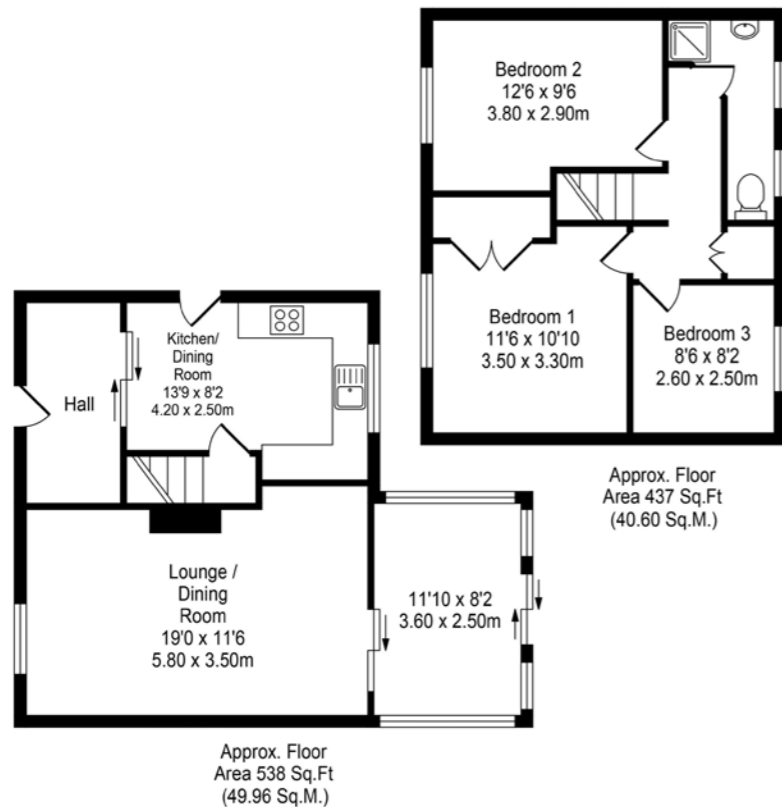
Ormskirk: 01695 570102
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Chorley: 01257 241173

ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 975 Sq.ft. (90.56 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold.
Council Tax Band: B

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

THE LUXURY PROPERTY SPECIALISTS

Brownhill Road, Leyland
Offers in Excess of £165,000

A&P

Arnold & Phillips are pleased to offer this flexible three-bedroom semi-detached property for sale, situated along the popular Brownhill Road in Leyland, South Ribble. This appealing home provides an excellent opportunity for buyers seeking a property with great potential in a desirable location. Nearby, you will find excellent schools, convenient shops, and various amenities, making it an ideal choice for families, professionals, and investors alike. Leyland is a highly sought-after area known for its strong community spirit and excellent transport links. The property benefits from easy access to major road networks, including the M6 motorway, facilitating convenient commutes to Preston, Manchester, and beyond. Leyland railway station is also within close proximity, offering regular services to surrounding areas. The local amenities include a variety of shops, restaurants, parks, and leisure facilities, ensuring that all your needs are met within a short distance.

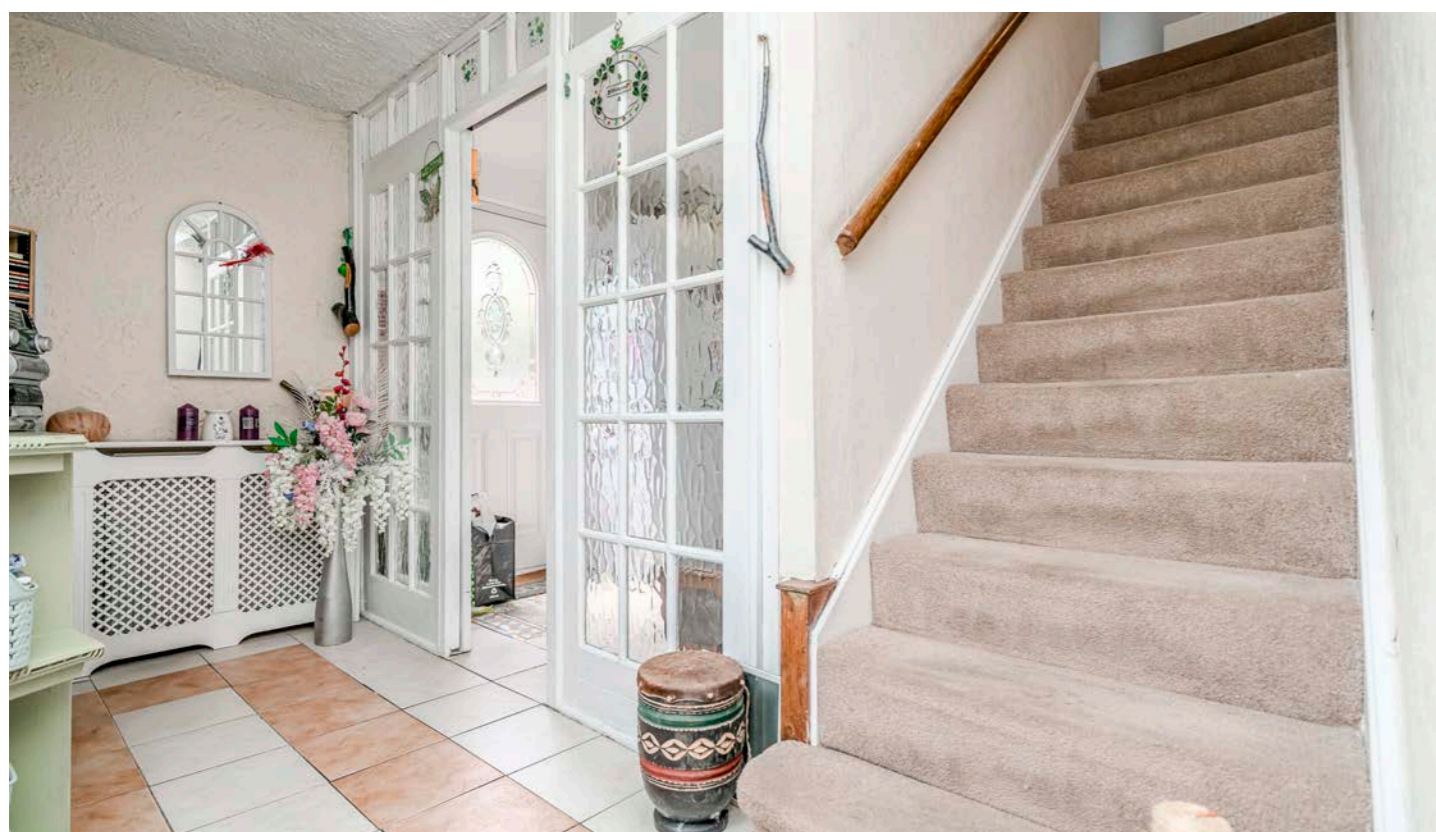
Approaching the property, you will notice the well-maintained frontage and inviting curb appeal. Off-road parking is provided, and the front garden is neatly presented with a range of plants and shrubs. The rear garden is equally impressive, being well-established and predominantly laid to lawn, bordered by a diverse selection of trees, plants, and shrubs. A spacious patio terrace provides an ideal space for outdoor gatherings and relaxation.

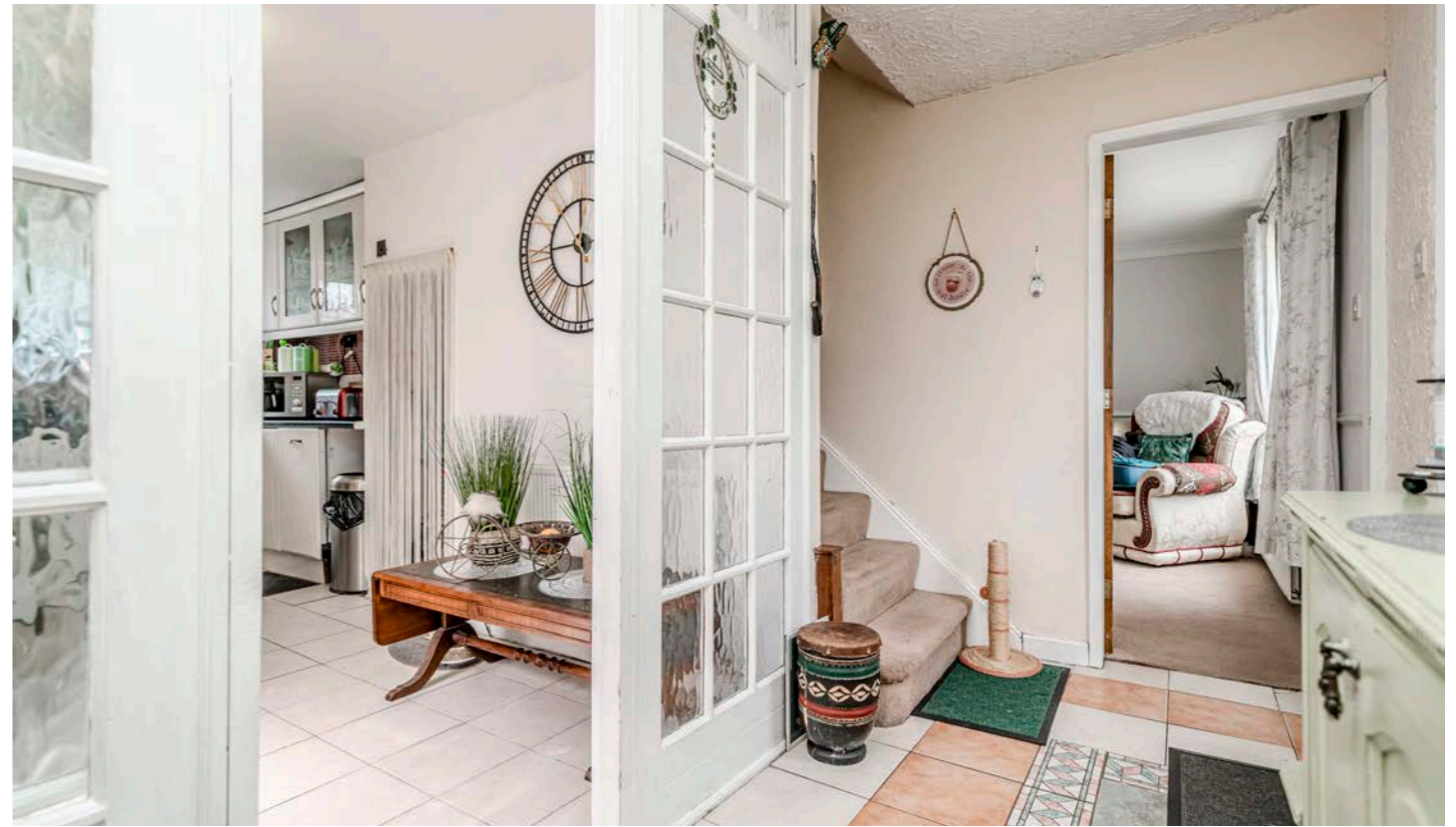
On the ground floor, the property features a spacious living room that offers a comfortable and welcoming environment for family life and entertaining. Adjoining the living room is a garden room conservatory, which floods the space with natural light and provides additional living space. The kitchen boasts a range of wall, base, and tower units, with a selection of integrated appliances and contrasting work-surfaces, making it a practical and stylish area for meal preparation.

The first floor comprises three well-proportioned bedrooms, each neutrally decorated, providing a blank canvas for personal touches. The main family bathroom is well-appointed with a bath and overhead shower, WC, and wash hand basin, catering to the needs of a busy household. While the property would benefit from a course of cosmetic modernisation, the abundant potential is clear for all to see.

Externally, the rear garden is a standout feature, offering a private and serene outdoor space. The predominantly lawned garden is surrounded by mature trees and plants, creating a tranquil setting. The spacious patio terrace is perfect for hosting outdoor gatherings and enjoying the warmer months.

Owning this home offers numerous benefits, including a desirable location, spacious living accommodation, and a private, beautifully maintained garden. With gas central heating, composite extra wide front and side doors and double glazing throughout, this property ensures a comfortable living environment. The potential for further modernisation and personalisation makes this home an excellent investment opportunity.





KEY FEATURES

- Attractive Semi Detached Property
- Three Bedrooms
- Circa 975 Square Feet
- Spacious Living Room
- Conservatory
- Beautiful Rear Garden
- Popular Location
- Fantastic Transport Links
- Off Road Parking



