



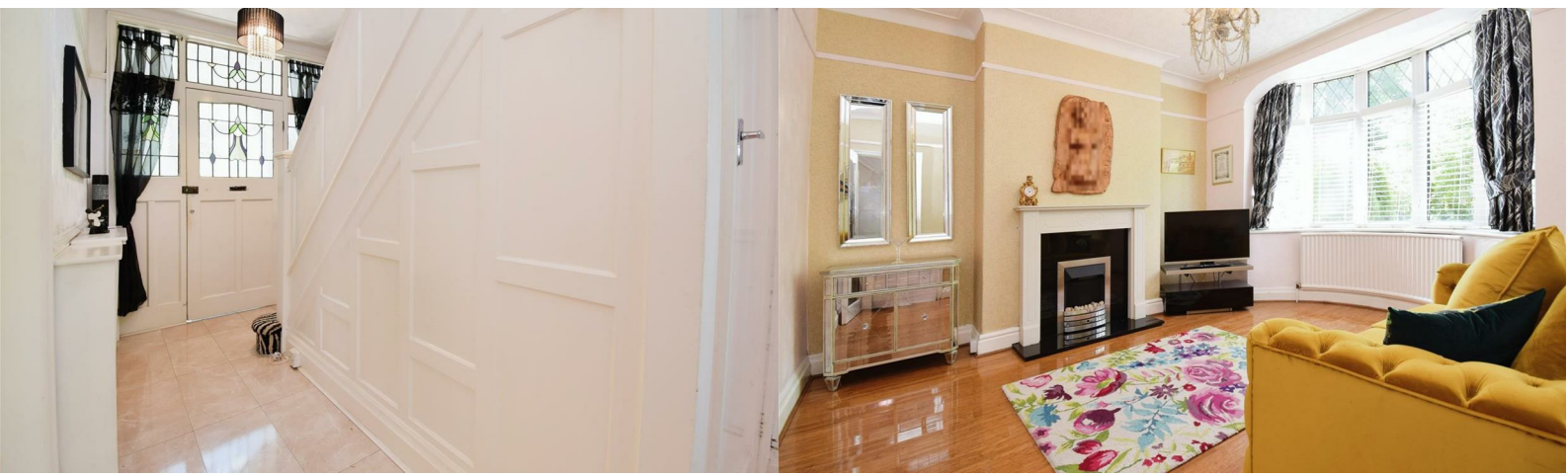
98 Stanifield Lane

Farington, Leyland, PR25 4QR



£189,950

A wonderful family home with a warm welcoming atmosphere and excellent access to both public transport and the motorway network. This property will appeal to those looking for extra space for either family life, work or leisure as there are three reception rooms and two bathrooms. Viewings are essential but briefly the ground floor accommodation comprises a handy entrance vestibule, hallway, two reception rooms, conservatory, kitchen/diner and shower room. Upstairs there are three bedrooms and the family bathroom. Off road parking is available at the front of the property whilst to the rear, there is a small low maintenance yard. Situated in Farington with good access to Leyland and Preston, this would be an excellent home with plenty of character.





GROUND FLOOR

Entrance Vestibule

uPVC double glazed door to front, door to the hallway, tiled flooring.

Hallway

Tiled flooring, central heating radiator, under stairs storage, stairs to the first floor, doors to the two reception rooms and kitchen/diner.

Lounge

13'11" x 11'7" (4.254m x 3.551m)

uPVC double glazed bay window overlooking the front garden, wooden flooring, feature fireplace housing an electric fire, central heating radiator.

Second Reception Room

11'11" x 11'7" (3.639m x 3.545m)

uPVC double glazed double doors into the conservatory, wooden flooring, feature fireplace housing a coal effect gas fire.

Conservatory

uPVC double glazed windows to rear and side, uPVC double glazed door to rear, wooden flooring.

Kitchen

14'9" x 9'3" (4.500m x 2.830m)

uPVC double glazed window and exit door to side, tiled flooring, central heating radiator. Fitted wall and base units in white with mosaic worktop and tiled splashback. Spaces for an oven, washing machine and fridge. Feature beams to the ceiling. Door to the shower room.

Shower Room

9'3" x 5'0" (2.820m x 1.542m)

uPVC double glazed frosted window to rear, laminate flooring, central heating radiator. Three piece suite comprising wc, wash basin in vanity unit and enclosed shower. Mosaic splashbacks.

FIRST FLOOR

Landing

Stained glass window to side, door to the three bedrooms and the bathroom. Loft hatch.

Bedroom One

12'0" x 11'8" (3.662m x 3.565m)

Window to front, laminate flooring, central heating radiator.

Bedroom Two

11'11" x 11'8" (3.640m x 3.562m)

Window to rear, central heating radiator, decorative fireplace.

Bedroom Three

6'10" x 6'9" (2.094m x 2.061m)

Window to front, laminate flooring, central heating radiator.

Bathroom

7'10" x 6'8" (2.403m x 2.046m)

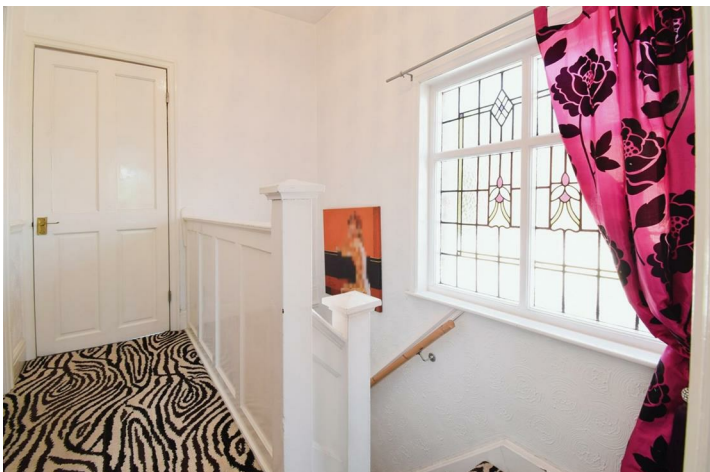
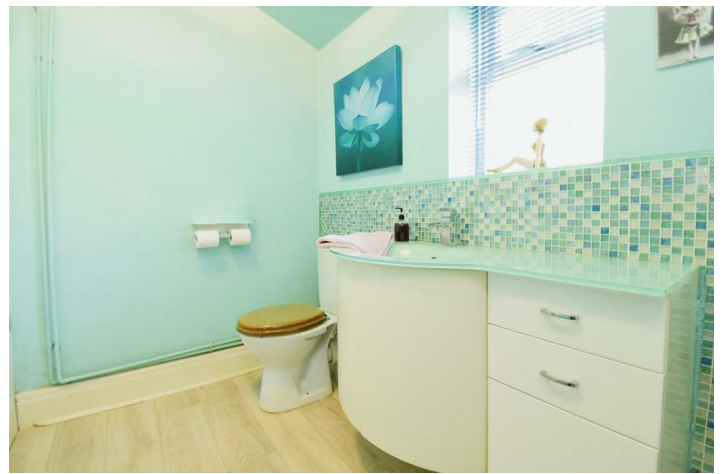
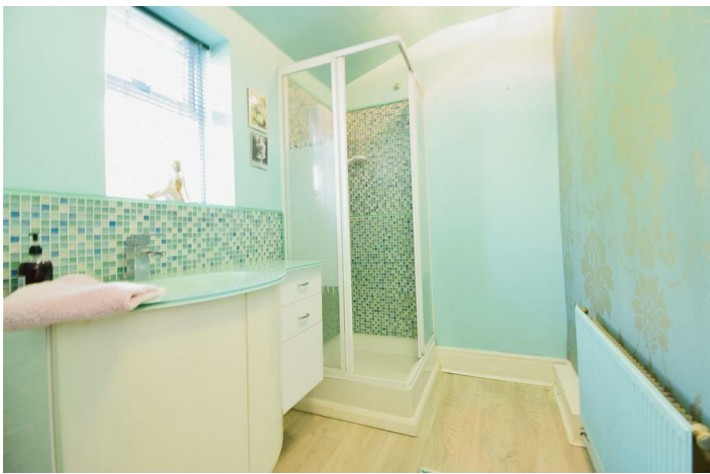
Frosted window to rear, tiled flooring and walls. Wall mounted boiler. Recessed spotlights. WC, bath and pedestal hand basin.

EXTERNAL

To the front of the property, there is a gated herringbone driveway allowing off road parking bordered by hedges. To the rear is a low maintenance yard.

PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



Road Map



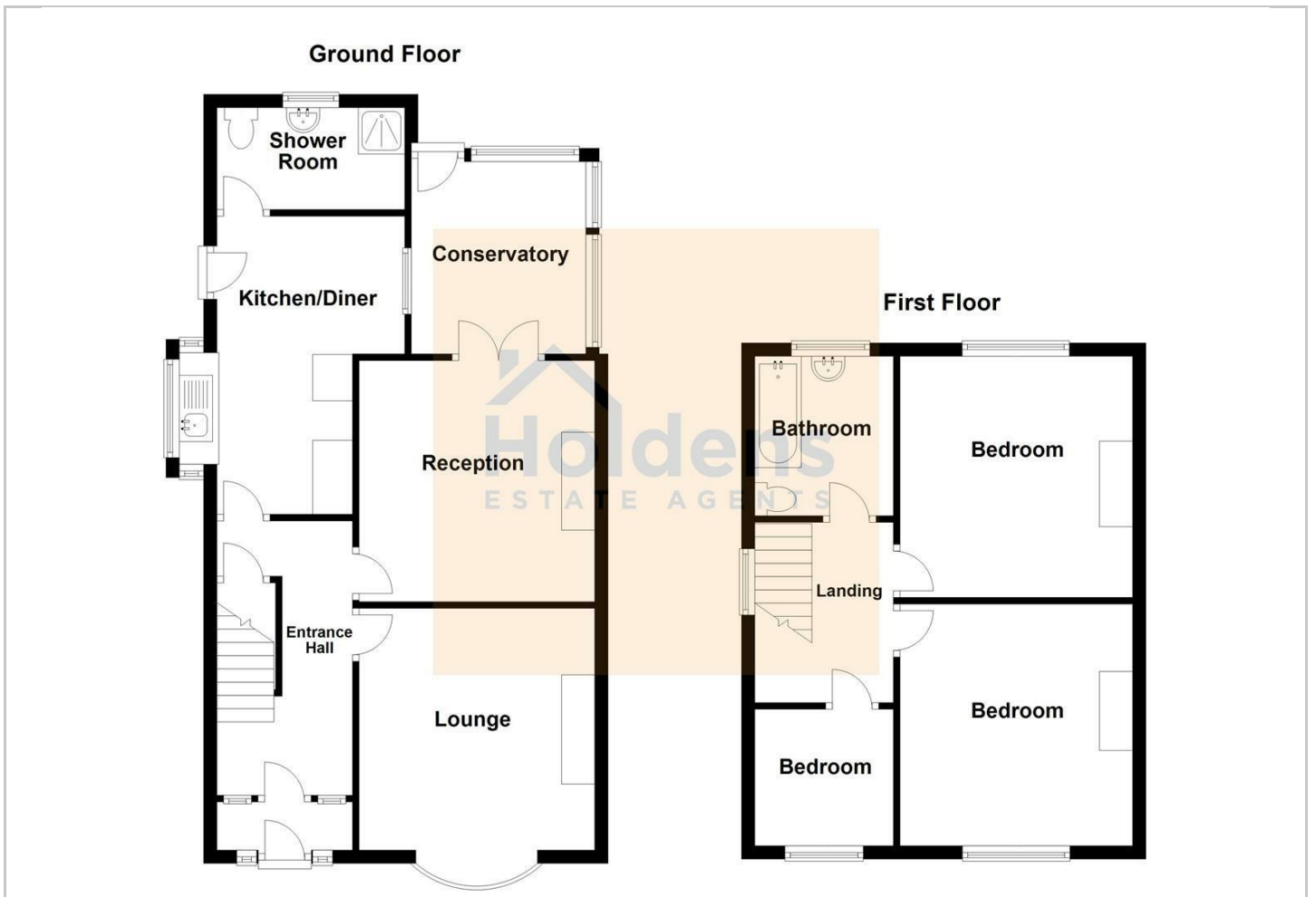
Hybrid Map



Terrain Map



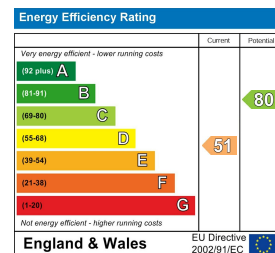
Floor Plan



Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Misdescriptions Act

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