



## 58 St. Davids Road

Leyland, Preston, PR25 4XX

**£209,950**



Beautifully presented throughout, situated on a quiet cul-de-sac and close to local amenities, motorway links, railway connections and schools.

This lovingly maintained semi detached house would be suitable for both first time buyers and families. The ground floor accommodation is comprised of an entrance hallway, lounge overlooking the front and rear gardens and a kitchen with integrated appliances. On the first floor, there are three bedrooms and a shower room. The attractive gardens are low maintenance whilst still providing seasonal colours with flowering and evergreen shrubs. To the rear of the property, there is a single garage with power and lighting, and part of it has been created into a tranquil snug area. A truly attractive property internally and externally and an opportunity not to be missed. Freehold. Council Tax Band B. EPC rating C



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## GROUND FLOOR

### Hallway

uPVC double glazed door to front, uPVC double glazed window to side, radiator, stairs to first floor, under stairs storage cupboard housing combi boiler, doors into kitchen & lounge/diner.

### Lounge/Diner

25'0" x 10'5" (7.628 x 3.183)

uPVC double glazed windows to front & rear, radiators, gas fire with Adam style surround & marble hearth.

### Kitchen

9'9" x 8'1" (2.984 x 2.481)

uPVC double glazed window & door to rear, uPVC double glazed window to side, laminate flooring, wall & base units with contrasting worktops & under counter lighting, integrated Neff oven, integrated four ring gas hob with overhead extractor hood, stainless steel sink with single drainer, tiled splashbacks, space for fridge freezer, space for washing machine.

## FIRST FLOOR

### Landing

uPVC double glazed window to the side, loft hatch (the loft has power and lighting and is insulated and fully boarded with a pull down ladder), doors leading into the shower room and three bedrooms

### Shower Room

6'7" x 6'5" (2.026 x 1.981)

uPVC double glazed window to the rear, panelled walls, laminate flooring, WC, basin, walk in shower with glass screen, rainfall shower head, recessed spotlights, extractor fan.

### Bedroom One

11'10" x 9'9" (3.607 x 2.986)

uPVC double glazed window to the rear, radiator

### Bedroom Two

12'11" x 9'3" (3.960 x 2.837)

uPVC double glazed window to the front, radiator, built in wardrobes

### Bedroom Three

8'2" x 7'0" (2.506 x 2.144)

uPVC double glazed window to the front, radiator.

### External

Secure gated driveway and garden to the front with artificial lawn with raised flowerbeds. To the rear there is a detached single garage which the front half has been converted into a snug area with power and lighting. The garden to the rear has a flagged patio area, artificial lawn and decking area.

### 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



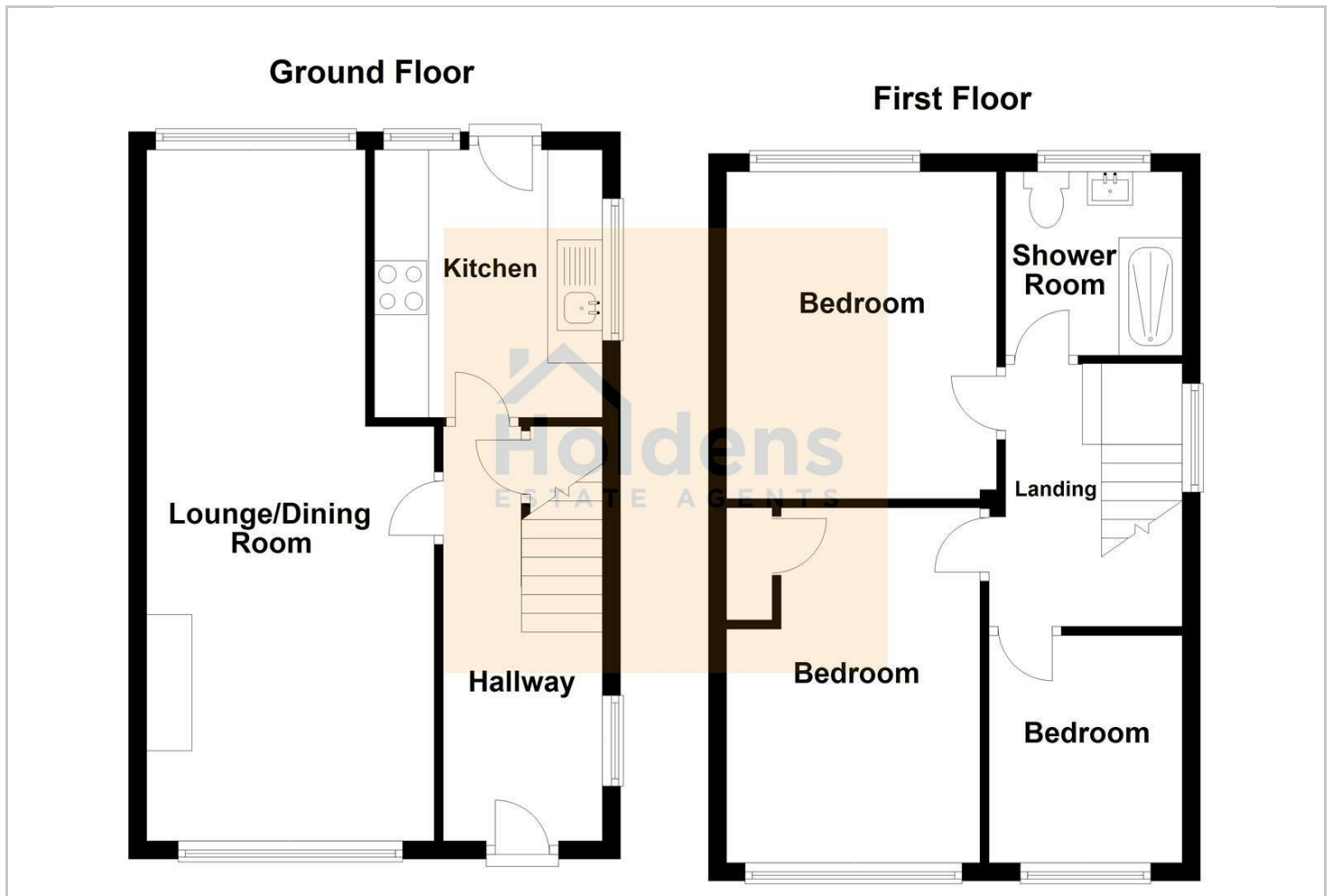
## Hybrid Map



## 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

