



156 Golden Hill Lane

, Leyland, PR25 3YA



Offers Over £179,950

Well presented family home situated close to the local amenities of Leyland and within walking distance of the rail station. Offering spacious rooms and ample outside space, this lovely property will make a fabulous new home. The internal accommodation is comprised of an entrance hall, lounge with feature fireplace and large bay window, wonderful kitchen/diner with separate utility room and, on the first floor, there is a master bedroom, dressing room, second double bedroom and the family bathroom. Externally, garden area and off road parking are available to the front, whilst, the rear garden offers a detached garage and plentiful flowering bushes and plants with decking to sit and enjoy the view. Freehold. EPC rating D. Council Tax Band B.





GROUND FLOOR

Entrance Hallway

uPVC double glazed windows and door to front, laminate flooring, radiator, hive heating system, stairs to the first floor, under stairs storage cupboard, doors into the lounge and the kitchen/diner.

Lounge

11'11" x 11'5" (3.640m x 3.489m)

uPVC double glazed bay window to front, radiator, feature fireplace with Adam style surround and marble effect hearth housing an electric fire, laminate flooring.

Kitchen/Diner

18'1" x 11'10" (5.522m x 3.619m)

Double doors to rear, uPVC double glazed windows to rear and side, laminate flooring, wall and base cupboards with contrasting worktops and tiled splashback, composite 1.5 sink and drainer, space for a cooker, space for a fridge/freezer. Recessed spotlights. Radiator. Door to the utility room.

Utility Room

5'5" x 5'4" (1.658m x 1.630m)

uPVC double glazed windows to rear and side, laminate flooring, spaces for a washing machine and dishwasher. Wall mounted Baxi combi boiler. Recessed spotlights.

FIRST FLOOR

Landing

Doors to the two bedrooms and the family bathroom, storage cupboard, ladder access to the loft which is insulated, partially boarded and has lighting.

Bedroom One

13'1" x 11'11" (3.996m x 3.638m)

uPVC double glazed bay window to front, laminate flooring, radiator, door to the dressing room.

Dressing Room

7'6" x 4'7" (2.306m x 1.417m)

uPVC double glazed window to front, laminate flooring, built in wardrobe.

Bedroom Two

11'10" x 10'6" (3.613m x 3.205m)

uPVC double glazed window to rear, laminate flooring, radiator.

Bathroom

7'10" x 6'2" (2.403m x 1.888m)

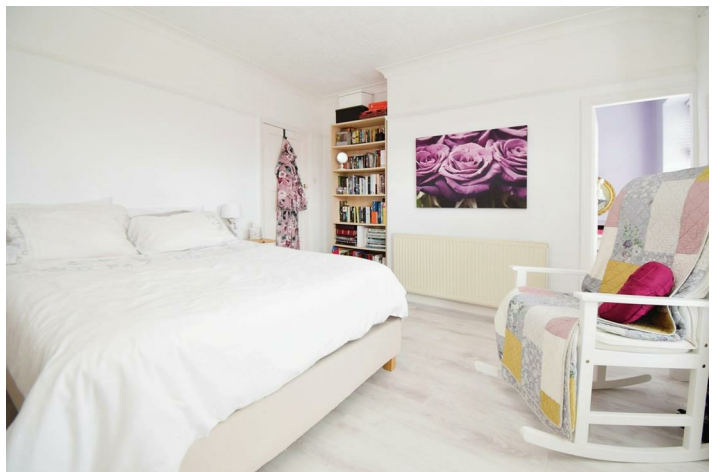
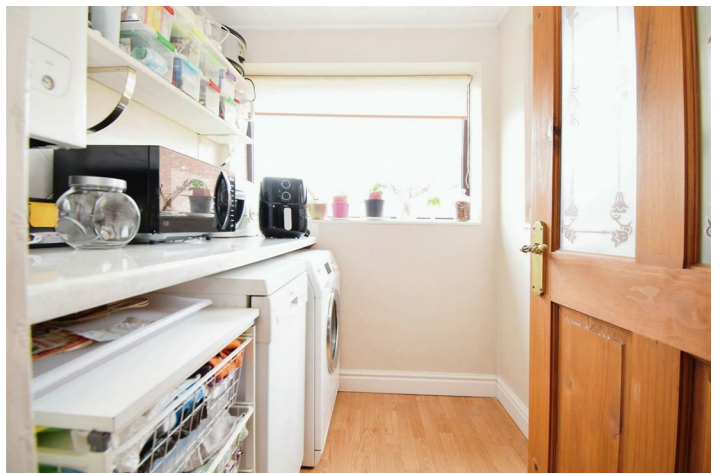
uPVC double glazed frosted window to rear, tiled flooring and walls. Three piece suite comprising a WC, pedestal hand basin and bath with shower attachment and glass screen, heated towel rail.

EXTERNAL

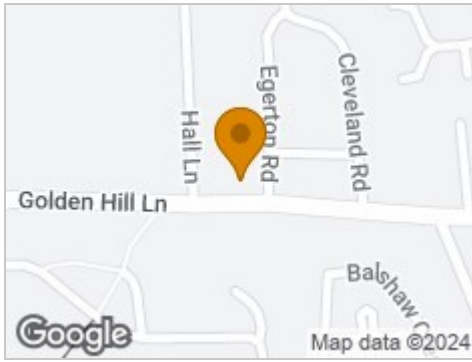
Garden area to the front of the property bordered by hedging and with a driveway providing off road parking. To the rear, there is a lovely garden with flagged patio, raised decking area and mature plants and trees. There is also the added bonus of a detached single garage.

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.



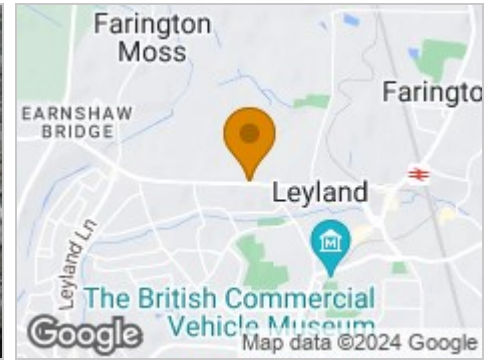
Road Map



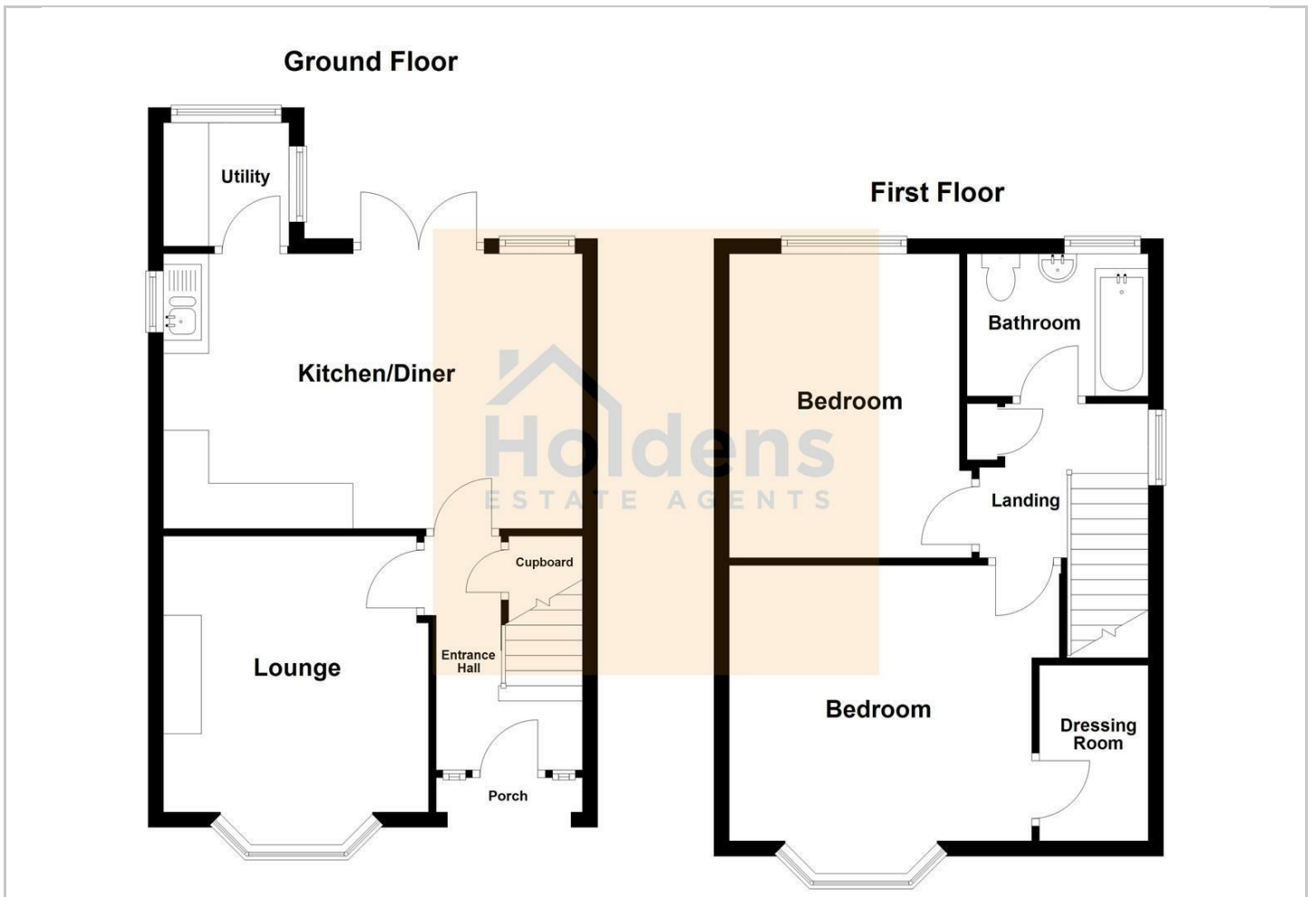
Hybrid Map



Terrain Map



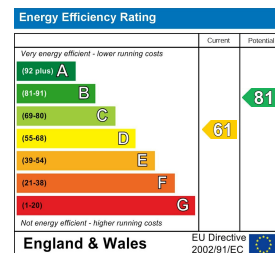
Floor Plan



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



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