



3 Mill Street

Farington, Leyland, PR25 4QJ

£135,000



Well situated for the local amenities of Leyland, this three bedroom mid terrace property stands in a desirable location. Briefly the ground floor accommodation offers a good size lounge which leads into an open kitchen/diner. Upstairs there are three good size bedrooms and the family bathroom. The property also benefits from a rear yard with gated access. Internal viewings are highly recommended to avoid missing out. Freehold. EPC rating C. Council Tax Band A





GROUND FLOOR

Lounge

15'2" x 12'4" (4.627 x 3.780)

uPVC double glazed window to front, double glazed front door, meter cupboard, radiator, door into kitchen/diner.

Kitchen/Diner

12'2" x 9'1" (3.723 x 2.778)

Wall and base units, four ring gas hob, electric oven with overhead extractor, wall mounted combi boiler, stainless steel sink with drainer, space for fridge freezer and washing machine, under stairs storage, stairs to the first floor, uPVC double glazed window and door to rear, downlights.

FIRST FLOOR

Landing

Access into three bedrooms and bathroom, loft access.

Bedroom One

12'5" x 9'5" (3.795 x 2.888)

uPVC double glazed window to front, radiator.

Bedroom Two

9'3" x 7'4" (2.823 x 2.259)

uPVC double glazed window to rear, radiator.

Bedroom Three

7'8" x 5'9" (2.339 x 1.776)

uPVC double glazed window to front, radiator.

Bathroom

7'10" x 5'7" (2.388 x 1.710)

Bath with overhead shower and screen, basin, WC,

radiator, tiling to walls, uPVC double glazed window to rear.

EXTERNAL

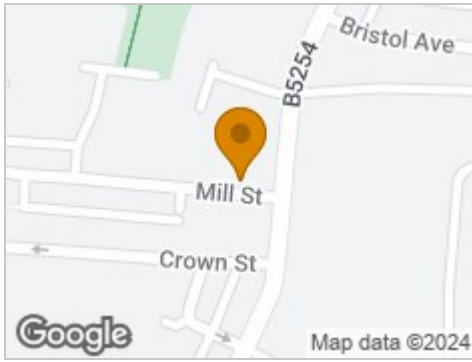
Rear yard with gated access.

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



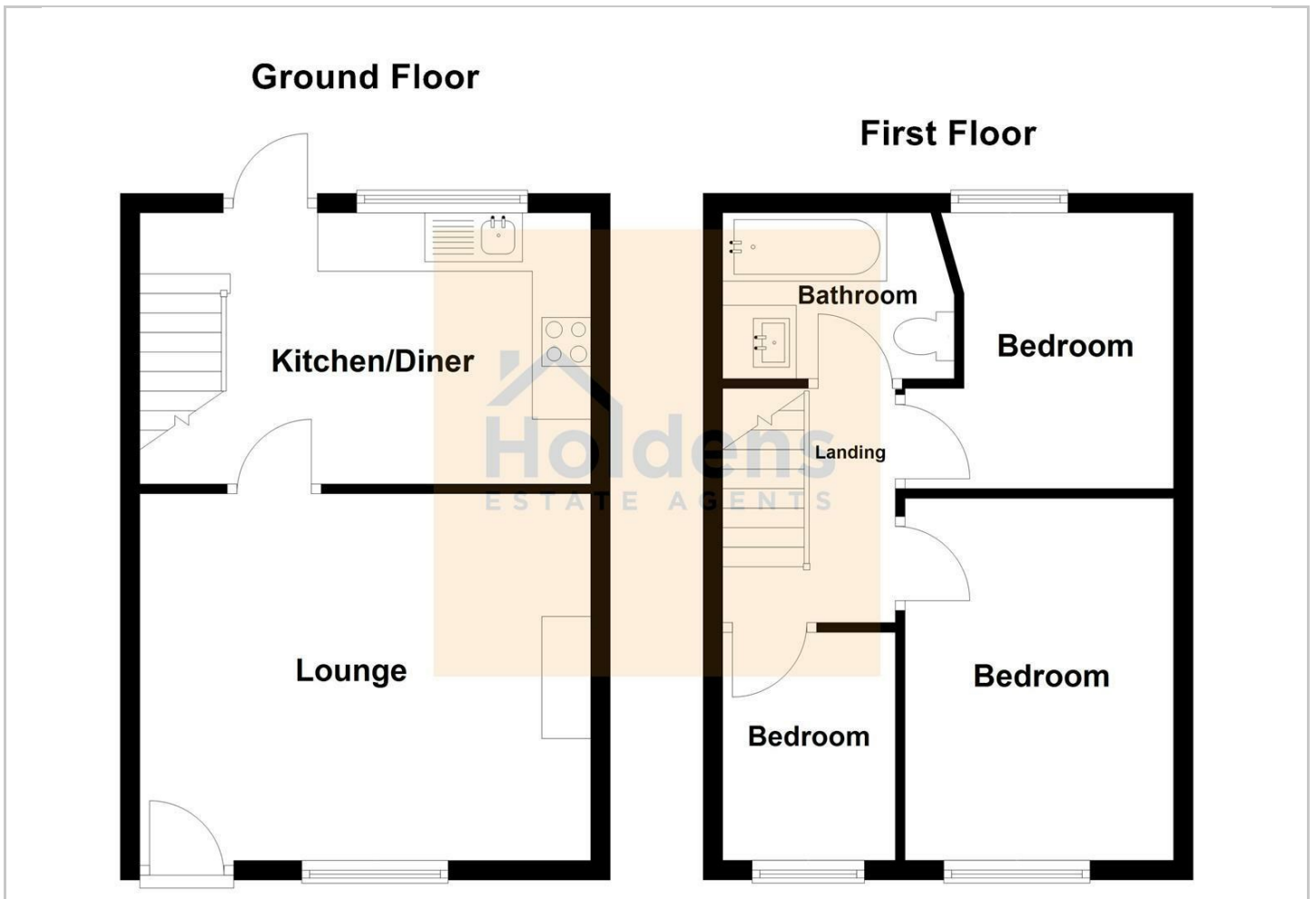
Hybrid Map



Terrain Map



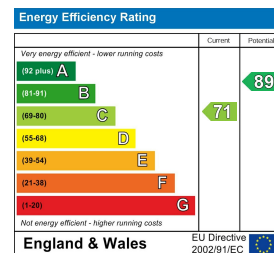
Floor Plan



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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