



## 8 Woburn Green

, Leyland, PR25 3PL



**£135,000**

With uninterrupted views over the green, this attractive property stands within easy walking distance of many of the amenities of Leyland and public transport. Available with **NO ONWARD CHAIN**, the accommodation comprises a lounge, fitted kitchen, two bedrooms and the family bathroom. Double glazed and gas centrally heated throughout. Externally, there are gardens to the front and side and an allocated parking space. Freehold. EPC rating C. Council Tax Band A.







## GROUND FLOOR

### Lounge

14'8" x 10'4" (4.495m x 3.169m)

uPVC double glazed door to front, uPVC double glazed bow window to side, central heating radiator, laminate flooring, stairs to the first floor, archway to the kitchen.

### Kitchen

11'2" x 7'5" (3.426m x 2.272m)

Fitted with a range of wall and base units with white tiled splashback and contrasting worktop incorporating a stainless steel sink and drainer, four ring gas hob with overhead extractor and oven. Spaces for a fridge and washing machine. Under stairs storage cupboard. Laminate flooring. Central heating radiator. Wall mounted combi boiler. uPVC double glazed window to side.

## FIRST FLOOR

### Landing

Doors to the two bedrooms and the family bathroom. Storage cupboard. Loft hatch.

### Bedroom One

11'4" x 8'5" (3.466m x 2.574m)

uPVC double glazed window to side, laminate flooring, central heating radiator.

### Bedroom Two

8'5" x 6'5" (2.577m x 1.981m)

uPVC double glazed window to side, laminate flooring, central heating radiator.

### Bathroom

6'1" x 6'0" (1.856m x 1.843m)

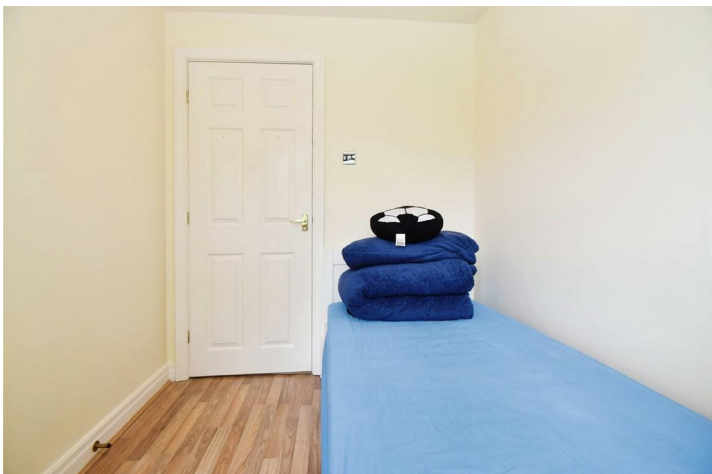
Three piece suite comprising a WC, pedestal hand basin and bath with electric overhead shower and screen. Heated towel rail. Tiled walls. Laminate flooring. uPVC double glazed frosted window to front.

### EXTERNAL

Garden areas to front and side which are mainly laid to lawn. Allocated parking to the side of the property.

### 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



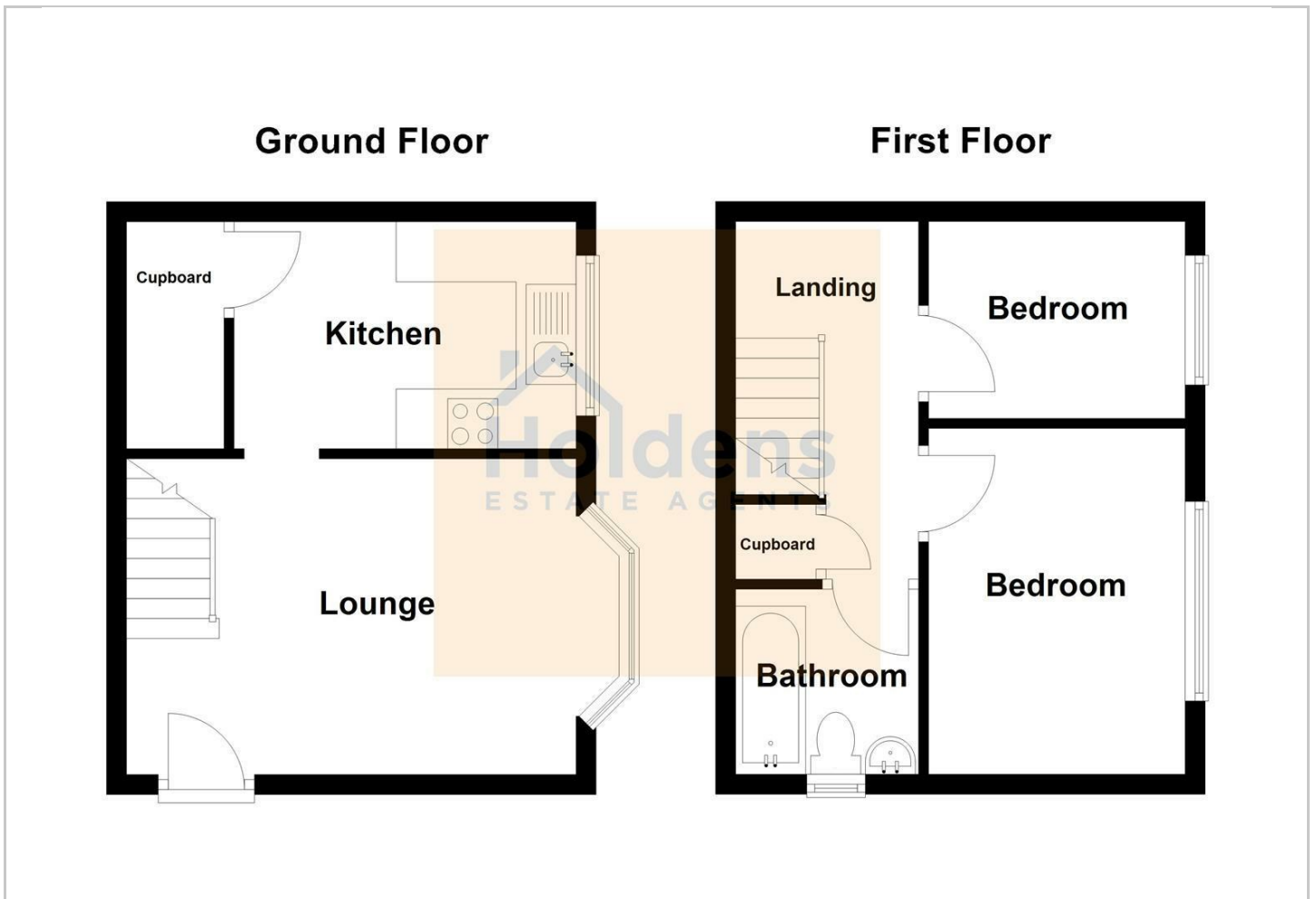
## Hybrid Map



## Terrain Map



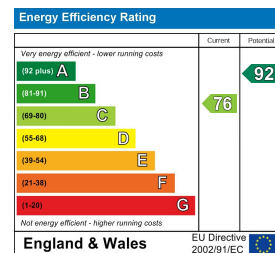
## Floor Plan



## 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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