



## 265 Leyland Road

Penwortham, Preston, PR1 9SY

£259,950



**NEW PRICE** - This is a beautiful true bungalow standing in a popular area close to both Penwortham and Lostock Hall and with good access to Preston City. Lovingly maintained and upgraded by the current owners with a new roof in 2019 and re-wiring in 2016. The rooms are bright, spacious and are aesthetically styled with a contemporary and attractive appearance. Viewings are highly recommended but, briefly, the accommodation is comprised of a handy entrance vestibule, hallway, lounge with double aspect windows, modern fitted kitchen/diner with integrated appliances, three double bedrooms and a modern four piece bathroom. There is also internal access to the garage with utility area and ample storage. Externally, this lovely property has great kerb appeal and wonderful al fresco entertaining potential with a large garden to the rear with open views over fields and attractive stone outbuilding, whilst the front provides an Indian stone flagged yard and wide drive providing off road parking for several vehicles.





### Vestibule

uPVC double glazed window and door to front, luxury vinyl click flooring, internal door to the garage, door to hallway, recessed spotlights.

### Hallway

Doors to the lounge, kitchen/diner, bathroom and the three bedrooms. Spotlights. Access to the loft by pull down ladder - insulated, fully boarded and benefitting from power and lighting. Luxury vinyl click flooring. Central heating radiator.

### Lounge

19'11" x 12'11" (6.083m x 3.947m)

uPVC double glazed windows to front and side, luxury vinyl click flooring, central heating radiator, door to the kitchen/diner.

### Kitchen/Diner

20'2" x 12'11" (6.164m x 3.946m)

Fitted with a range of wall and base units with complementary cream worktop and rounded corners incorporating a stainless steel double sink, drainer and garbage disposal, integrated dishwasher, integrated microwave, four ring gas hob and oven with overhead extractor. Space for a fridge/freezer. uPVC double glazed windows to rear and side, uPVC double glazed exit door to side. Tiled flooring. Central heating radiators. Space for a dining table.

### Bedroom One

13'11" x 10'11" (4.246m x 3.335m)

uPVC double glazed window to front, central heating radiator.

### Bedroom Two

11'11" x 9'10" (3.639m x 3.018m)

uPVC double glazed window to rear, central heating radiator.

### Bedroom Three

11'11" x 9'10" (3.635m x 3.013m)

uPVC double glazed window to rear, central heating radiator.

### Bathroom

9'10" x 5'9" (3.015m x 1.762m)

uPVC double glazed frosted window to side. Four piece suite comprising a bath, WC, hand basin in vanity unit and walk in shower with rainfall shower head. Recessed spotlights. Storage cupboard. Heated towel rail. Tiled walls and flooring.

### GARAGE

Electric door to front. Base units with worktop incorporating a stainless steel sink. Spaces for a washing machine and dryer. Recessed spotlights. Access to loft storage which is insulated and fully boarded. Wall mounted combi boiler (approx 8 years old).

### EXTERNAL

Enclosed yard to front with Indian stone flagging. Off road parking for several vehicles. Side entrance to the rear garden which offers Indian stone flagged patio, lawn, stone built outhouse for storage. and outdoor tap. Open views of fields to the rear. The property was re-roofed in June 2019 and re-wired in 2016.

### 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



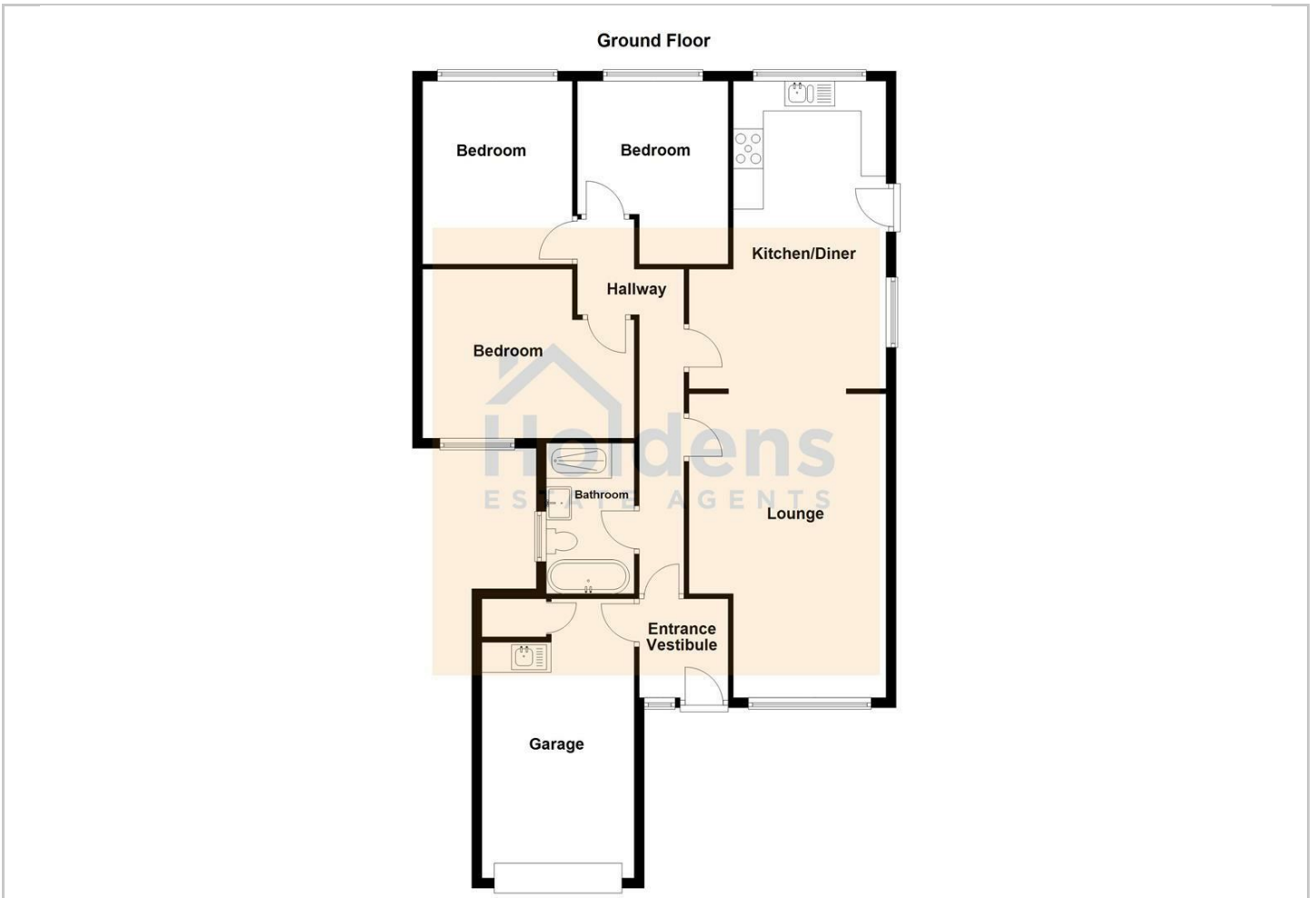
## Hybrid Map



## Terrain Map



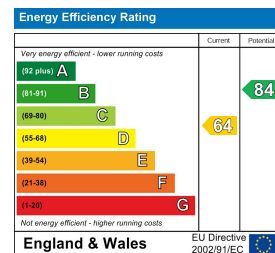
## Floor Plan



## 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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