



265 Leyland Road, Penwortham, Preston, PR1 9SY

£259,950

 3  1  1  D

**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. Freehold. Council Tax Band D. EPC rating D.









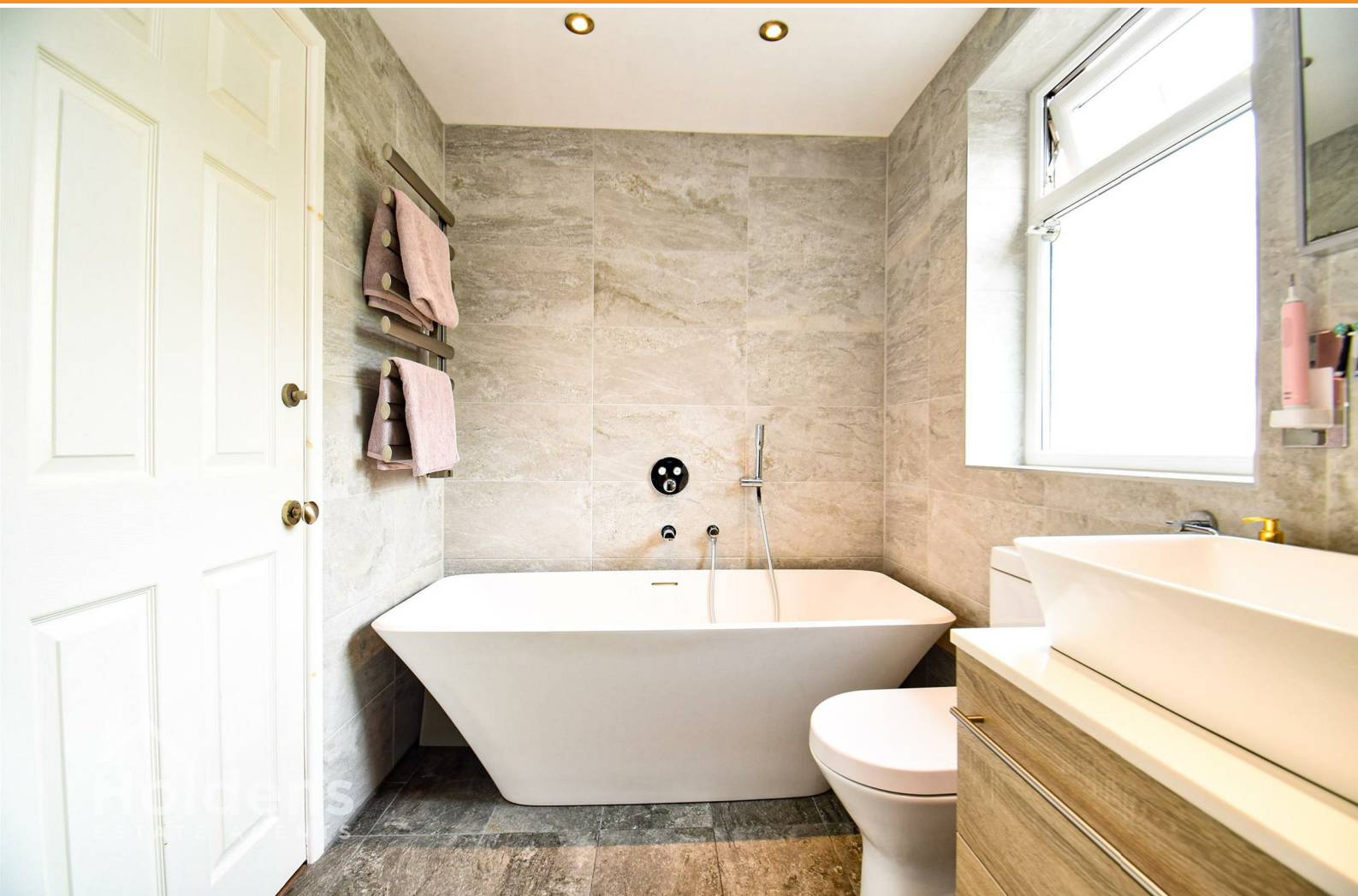




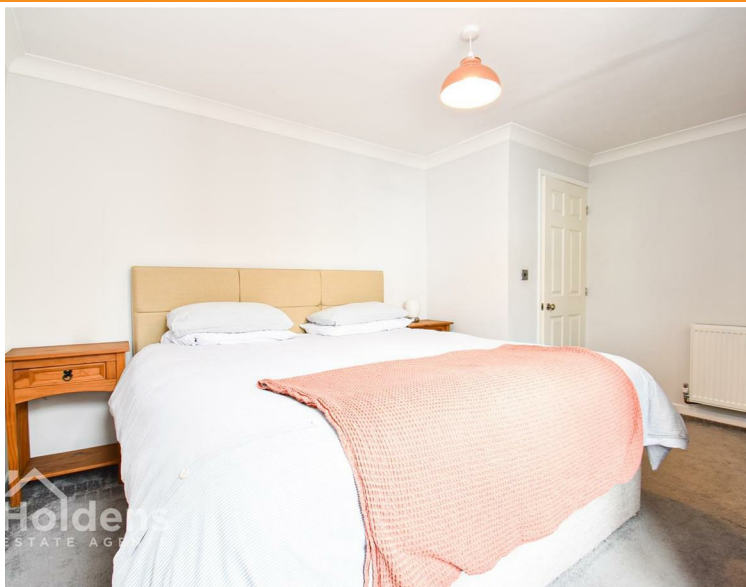












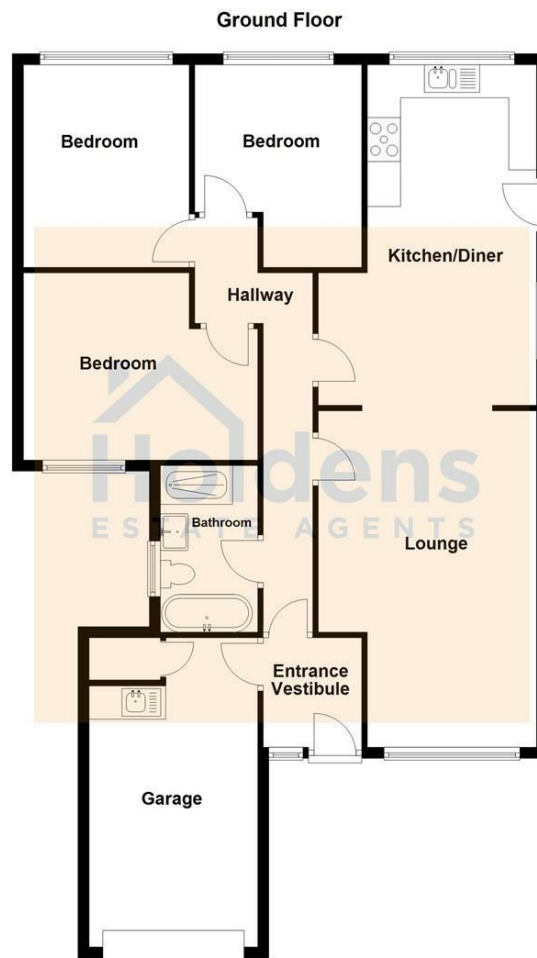
Road Map



Hybrid Map



Terrain Map



## Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

### Misdescriptions Act

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.