



370 Leyland Road

Penwortham, Preston, PR1 9SR



£230,000

A bright, spacious house with ample character and traditional features in keeping with a property of the era. The current owners have upgraded and improved this lovely home with triple glazing, gas central heating, an attractive kitchen and herring bone driveway providing off road parking for several cars. A home perfect for family life comprising a bright entrance hallway, lounge, second reception room, dining area, kitchen, three bedrooms and the family bathroom. Externally, there is a detached garage and a rear garden with patio, lawn and a variety of fruit trees and flowering shrubs. Freehold. Council Tax Band C. EPC rating C.





GROUND FLOOR

Hallway

Door to front with stained glass transom window, uPVC triple glazed window to front, wood flooring, under stairs storage cupboard with plumbing for a washing machine, central heating radiator, doors to the two reception rooms and stairs to the first floor.

Lounge

11'10" x 11'7" (3.620m x 3.538m)

uPVC triple glazed box window to front, central heating radiator, feature fireplace with decorative surround and hearth, wood flooring.

Second Reception Room

11'10" x 11'8" (3.615m x 3.558m)

Open to kitchen and dining area, wood flooring, feature fireplace with log burner, central heating radiator.

Dining Area

7'5" x 6'2" (2.265m x 1.905m)

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

Kitchen

15'5" x 5'9" (4.722m x 1.774m)

uPVC double glazed windows to rear, uPVC double glazed exit door to rear. Velux windows. Fitted with modern wall and base units in grey with soft closing drawers, display cabinet and contrasting worktops incorporating a composite sink and drainer with extendable mixer tap, integrated induction hob and integrated self cleaning oven, overhead extractor. Space for a fridge/freezer. Under plinth heating. Laminate flooring, recessed spotlights.

FIRST FLOOR

Landing

uPVC double glazed window to side, doors to the three bedrooms and the bathroom. Access by pull down ladder to the loft with is insulated and partially boarded.

Bedroom One

11'9" x 11'3" (3.593m x 3.441m)

uPVC double glazed window to rear, wood flooring, central heating radiator, feature fireplace with art deco hearth. Built in wardrobe.

Bedroom Two

11'8" x 11'3" (3.562m x 3.433m)

uPVC triple glazed window to front, wood flooring, central heating radiator, feature fireplace with decorative surround and hearth.

Bedroom Three

7'7" x 7'2" (2.330m x 2.196m)

uPVC triple glazed window to front, wood flooring, central heating radiator.

Bathroom

7'6" x 7'1" (2.311m x 2.175m)

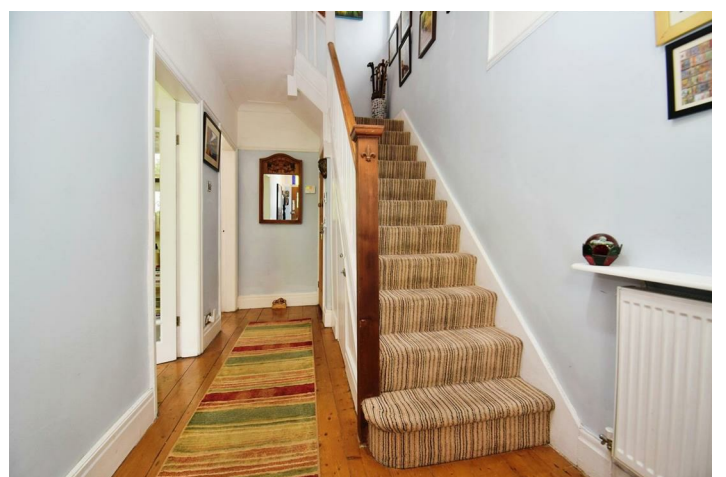
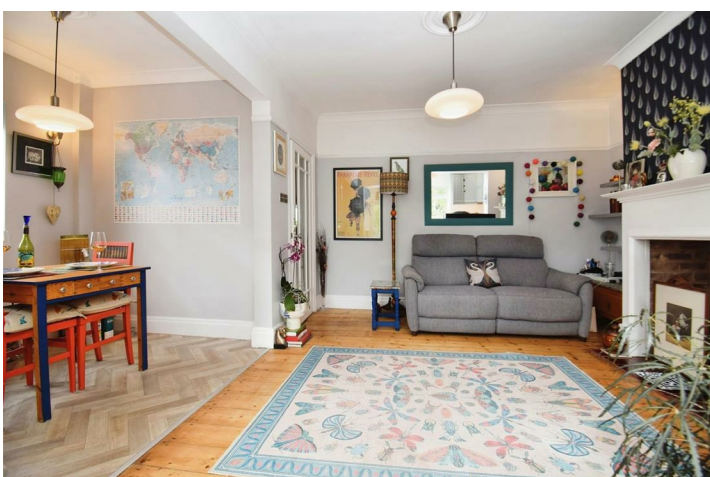
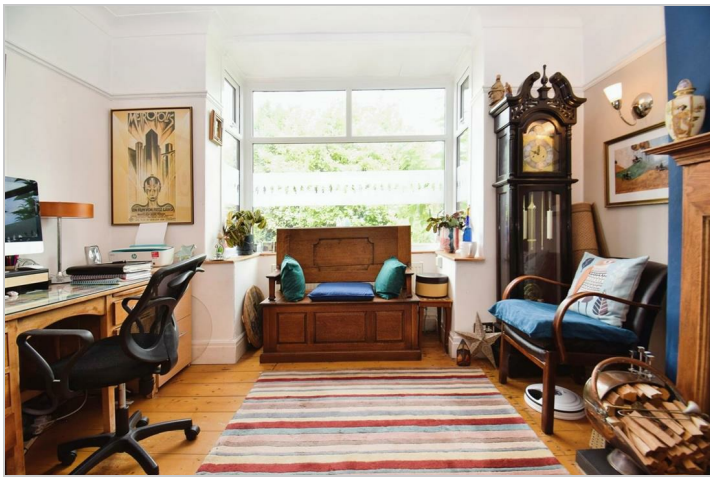
uPVC double glazed frosted window to rear, tiled flooring. Three piece suite comprising a pedestal hand basin, bath with electric shower and folding screen and WC. Tiled splashback. Heated towel radiator.

EXTERNAL

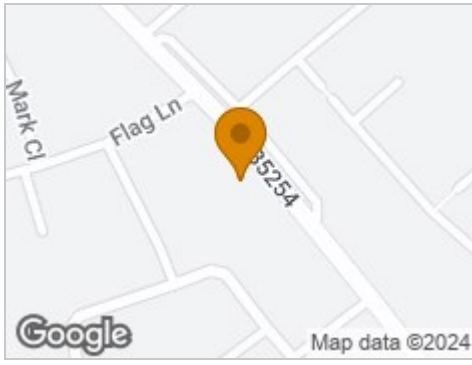
To the front, there is an extended driveway with space for multiple vehicles, mature trees and shrubs providing a good degree of privacy. The rear garden comprises fruit trees, flowering bushes and a lawn. There is also a detached single garage with power.

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



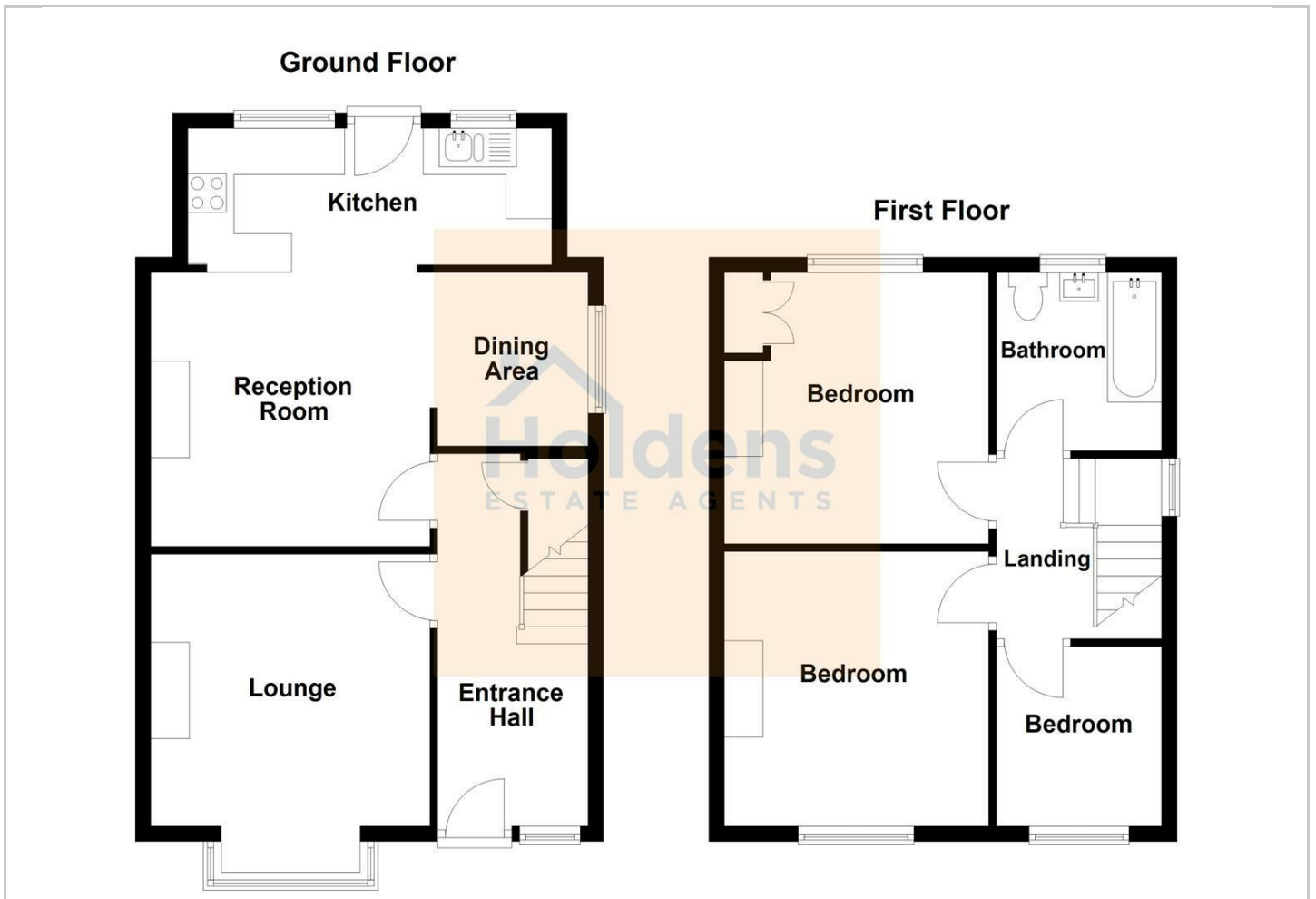
Hybrid Map



Terrain Map



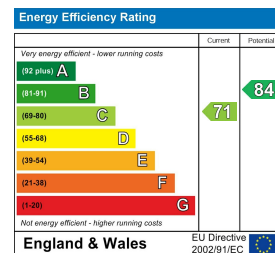
Floor Plan



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



Misdescriptions Act

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