



241 Leyland Road

Penwortham, Preston, PR1 9SY

£155,000



Perfect for investors and first time buyers! Tastefully improved by the current owner with a high standard of internal decoration, this property comprises spacious reception rooms, modern kitchen, four piece bathroom as well as two double bedrooms. Externally the property has a low maintenance rear yard complete with artificial lawn, (say goodbye to cutting the grass!) As well as benefitting from two allocated parking spaces to the rear. Call today to avoid disappointment! FREEHOLD, Council Tax Band A, Awaiting EPC.





GROUND FLOOR

Entrance vestibule

UPVC double glazed front door, luxury vinyl click flooring, door into entrance hallway.

Entrance Hallway

Luxury vinyl click flooring, radiator, doors into lounge and dining room, stairs to first floor.

Lounge

11'11" x 10'10" (3.640 x 3.315)

UPVC double glazed bay window to front, electric fire place with oak mantle, feature panelling to walls, double door into dining room, radiator.

Dining room

12'0" x 11'7" (3.680 x 3.552)

UPVC double glazed window to rear, radiator, under stairs storage cupboard, door into kitchen, luxury vinyl click flooring, fireplace display.

Kitchen

8'10" x 7'10" (2.706 x 2.408)

UPVC double glazed windows and doors to the side, radiator, tiled flooring, wall base units with contrasting worktops, space for an oven, integrated overhead extractor fan, stainless steel sink with single drainer and tiled splashback's, space for a fridge freezer, space for washing machine.

FIRST FLOOR

Landing

Doors into bedrooms and bathroom, loft hatch, loft partially boarded, envirovent system installed.

Bedroom One

14'9" x 11'11" (4.498 x 3.650)

UPVC double glazed window to front, radiator, shelving to alcoves.

Bedroom Two

12'0" x 9'1" (3.683 x 2.778)

UPVC double glazed window to rear, built in storage cupboard housing combi boiler, radiator.

Bathroom

8'9" x 7'11" (2.676 x 2.424)

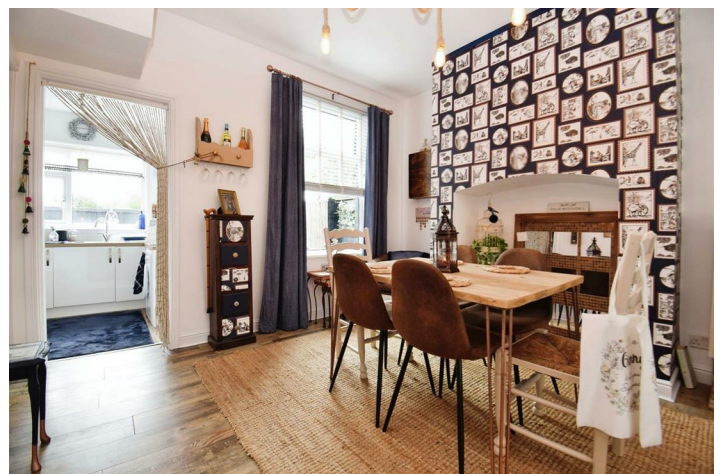
UPVC double glazed frosted glass window to rear, vinyl flooring, WC, bath, enclosed shower with rainfall showerhead, tiled splashback's, basin with pedestal base, extractor fan, radiator, panelling to walls.

EXTERNAL

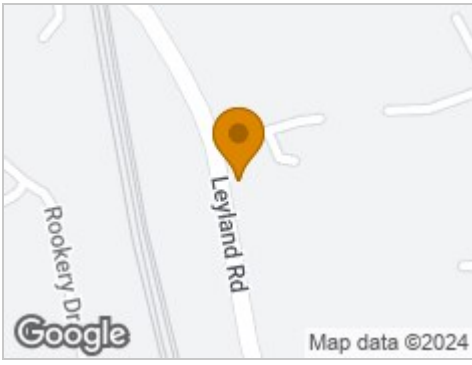
Garden to front laid mostly to stones, low maintenance rear yard comprising artificial lawn & flagged patio, storage shed, two allocated parking spaces located behind the property.

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.



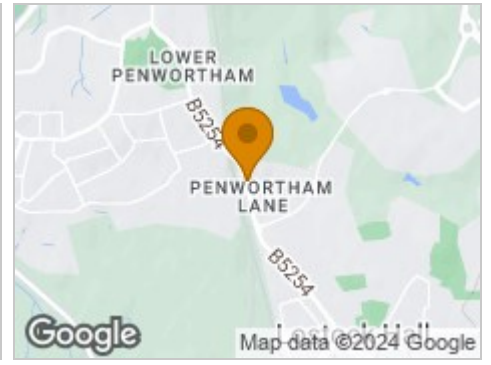
Road Map



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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