



471 Leyland Road

Lostock Hall, Preston, PR5 5SD



Offers Over £110,000

Sold with NO CHAIN and centrally situated in Lostock Hall within walking distance of local amenities. A perfect Buy to Let investment opportunity. This deceptively spacious mid terraced house briefly comprises an entrance vestibule, spacious lounge and kitchen/diner with a range of wall and base units. To the first floor are three good sized bedrooms and a three piece bathroom. The property benefits from gas central heating and double glazing throughout. There is a small garden to the front of the property and a rear yard with brick built shed. Early viewing is highly recommended. EPC rating C. Freehold. Council tax band A.





GROUND FLOOR

Entrance Vestibule

uPVC double glazed front door, door into the lounge.

Lounge

14'10" x 13'0" (4.527m x 3.986m)

uPVC double glazed window to front, central heating radiator, door into the kitchen/diner.

Kitchen/Diner

13'8" x 12'6" (4.170m x 3.825m)

uPVC double glazed window to rear, exit door to rear, laminate flooring. Fitted with wall and base units with tiled splashback and contrasting worktop incorporating a four ring gas hob with overhead extractor, oven and stainless steel sink with drainer. Plumbing for a washing machine. Space for a fridge/freezer. Under stairs storage. Wall mounted combi boiler. Central heating radiator. Stairs to the first floor.

FIRST FLOOR

Landing

Doors into the three bedrooms and the bathroom. Loft hatch.

Bedroom One

13'1" x 8'8" (4.010m x 2.66m)

uPVC double glazed window to front, central heating radiator.

Bedroom Two

12'7" x 8'8" (3.844m x 2.644m)

uPVC double glazed window to rear, central heating radiator.

Bedroom Three

10'1" x 6'0" (3.084m x 1.834m)

uPVC double glazed window to front, central heating radiator.

Bathroom

9'6" x 7'6" (2.914m x 2.291m)

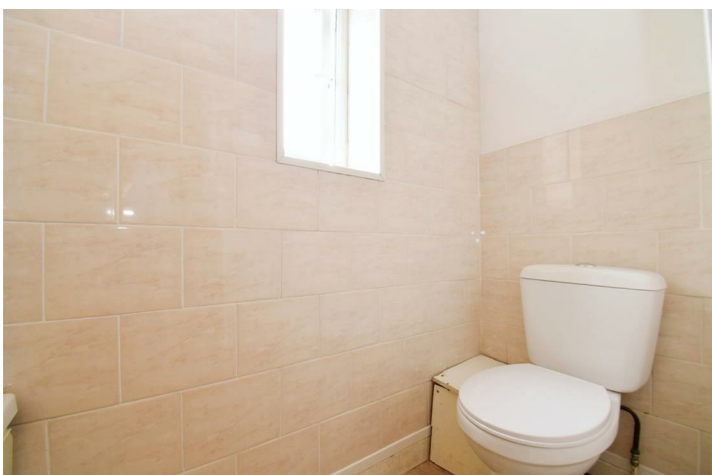
uPVC double glazed frosted window to rear. Lino flooring. Three piece suite comprising a WC, bath with overhead shower and tiled splashback, pedestal hand basin. Central heating radiator.

EXTERNAL

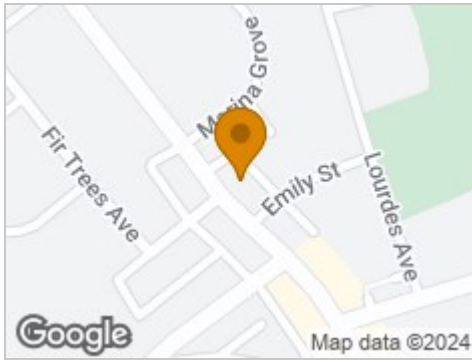
Small garden to front and yard to rear. Brick built shed to rear.

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



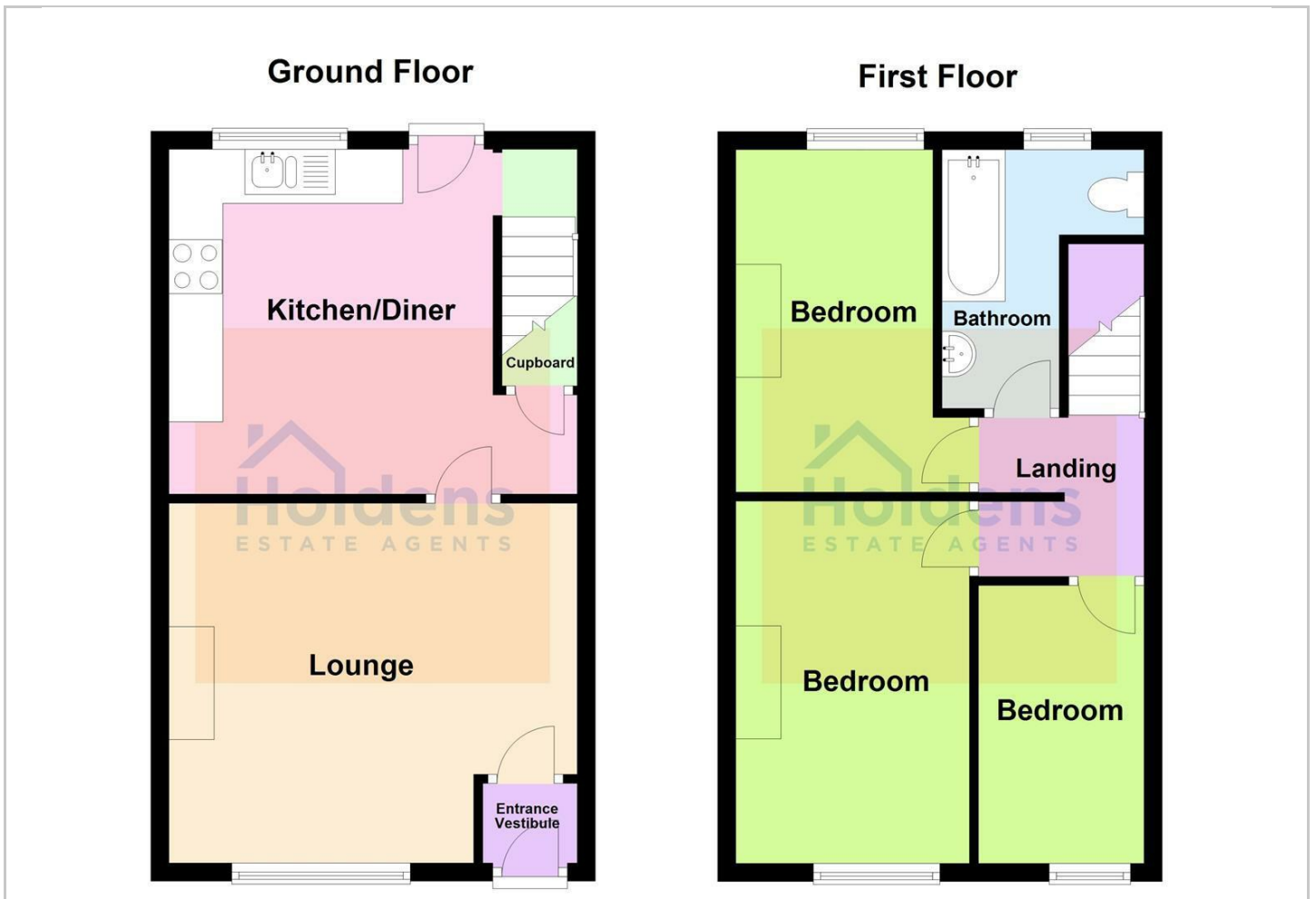
Hybrid Map



Terrain Map



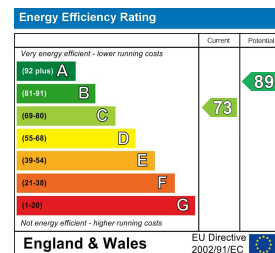
Floor Plan



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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