



46 St. Davids Road

, Leyland, PR25 4XX

£160,000



This is a great opportunity to purchase a semi detached true bungalow which, although in need of some modernisation, stands in a desirable cul de sac location in Farington. Offering great potential, the internal accommodation comprises an entrance hall, lounge with feature fireplace, fitted kitchen, two bedrooms and bathroom, with the benefit of double glazing and central heating throughout. Solar panels are fitted to the roof at the front of the property - lease details to be provided . Externally, there are gardens front and rear, off road parking and a detached garage. Available with NO ONWARD CHAIN. EPC rating C. Council tax band B. Freehold.





Entrance Hallway

uPVC double glazed frosted door and window to side, central heating radiator, loft hatch, doors to the lounge, two bedrooms, bathroom and the kitchen.

Lounge

15'6" x 10'0" (4.740m x 3.067m)

uPVC double glazed window to front, central heating radiator, fireplace with marble effect surround and hearth housing a gas fire.

Kitchen

10'0" x 9'7" (3.057m x 2.937m)

uPVC double glazed window and exit door to rear, laminate flooring. Fitted wall and base units with tiled splashback and contrasting worktop incorporating a stainless steel 1.5 sink and drainer, four ring gas hob with overhead extractor and integrated oven. Space for a washing machine. Central heating radiator. Storage cupboard.

Bathroom

6'11" x 6'5" (2.130m x 1.968m)

Double glazed frosted window to side, non-slip flooring. Three piece suite comprising bath with folding screen and overhead shower, hand basin in vanity unit and WC. Recessed spotlights. Central heating radiator. Extractor fan.

Bedroom One

12'10" x 10'1" (3.936m x 3.080m)

uPVC double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom Two

10'1" x 8'3" (3.084m x 2.540m)

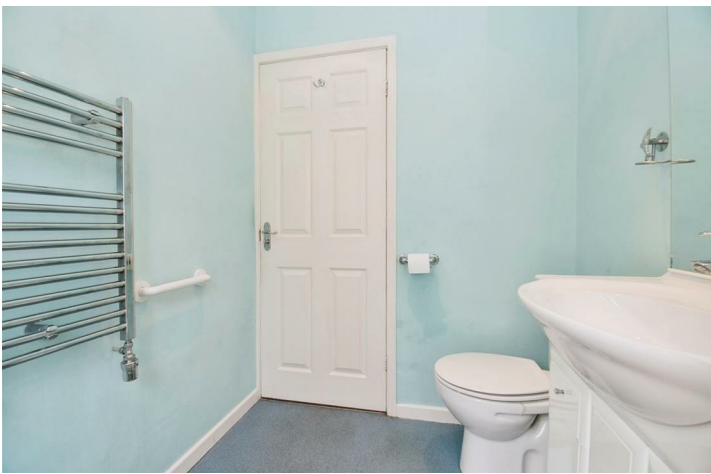
uPVC double glazed window to front, central heating radiator.

EXTERNAL

Both front and rear gardens are flagged and bordered with raised flowerbeds. To the side of the property, there is a driveway providing off road parking for several cars leading to a detached single garage.

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.



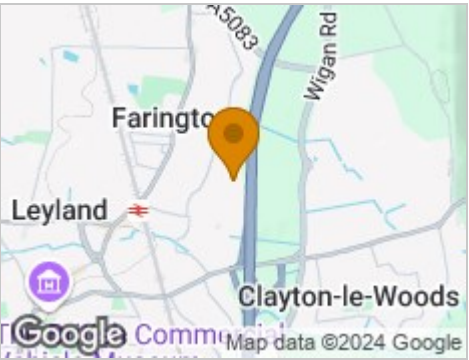
Road Map



Hybrid Map



Terrain Map



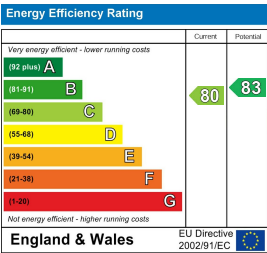
Floor Plan



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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