



34 Golden Hill Lane, Leyland, PR25 3NP

£120,000

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Situated on Golden Hill Lane in Leyland, this mid-terrace house in need of modernisation presents an excellent opportunity for first-time buyers and savvy investors alike.

The ground floor comprises a reception room, as well as a spacious kitchen, whilst the first floor boasts three bedrooms, providing ample space for family living or accommodating guests. Additionally, there is a versatile loft room that can serve as a study, craft room, or extra storage, enhancing the home's functionality.

This property also benefits from a private garden as well as having off-road parking available at the rear, which provides ease and peace of mind for its occupants.

In summary, this mid-terrace house on Golden Hill Lane is a fantastic opportunity for those looking to enter the property market or expand their investment portfolio. Council Tax Band A, EPC Rating D, Freehold.

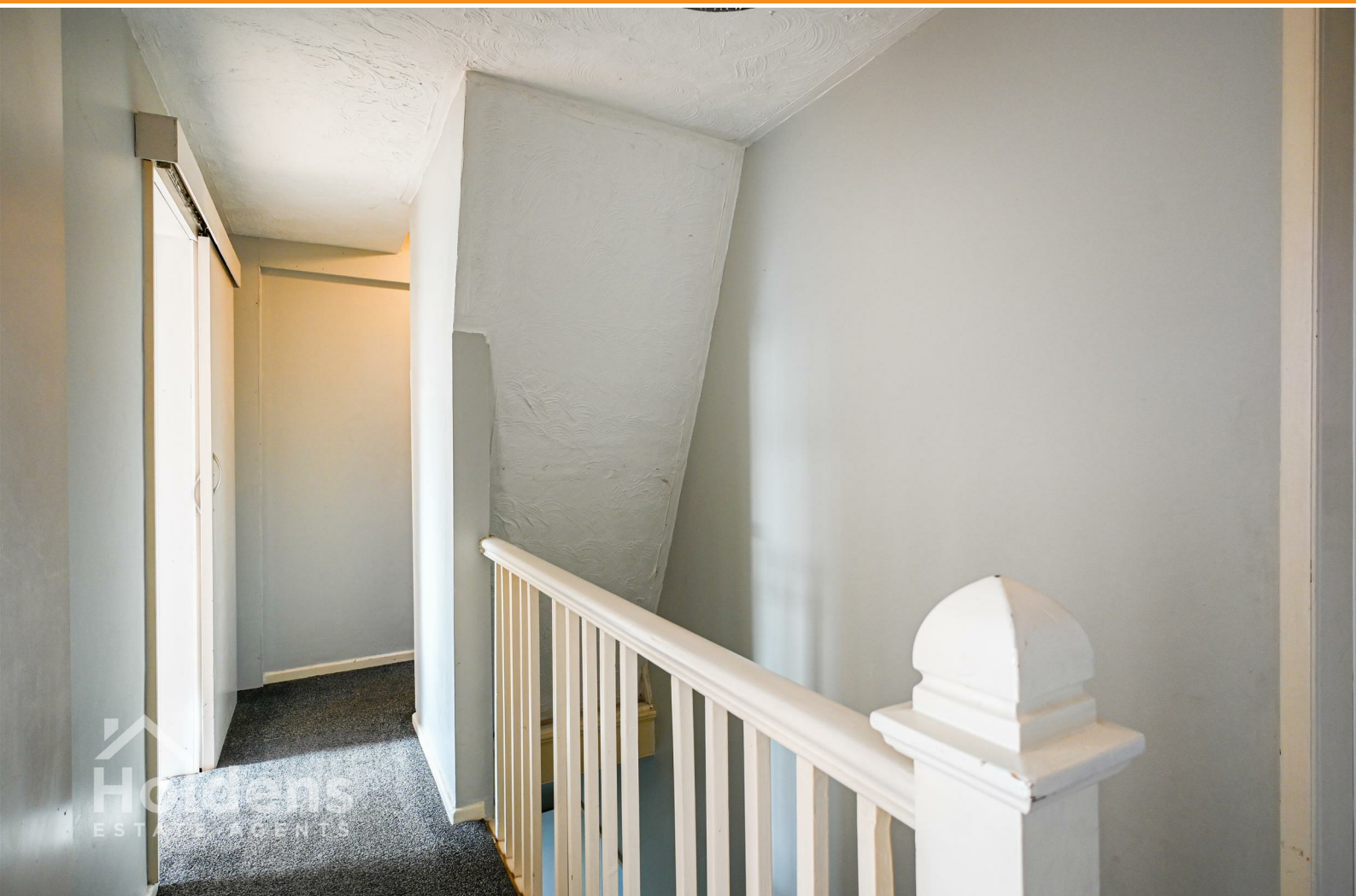
Please note measurements for this property can be found within the floorplan













Road Map



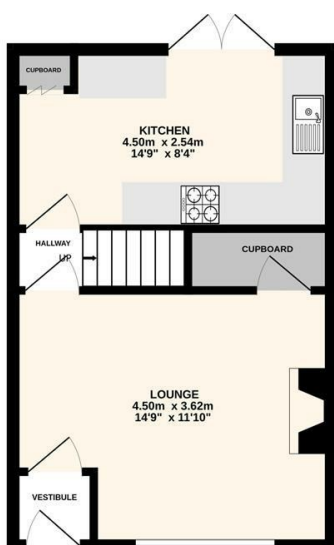
Hybrid Map



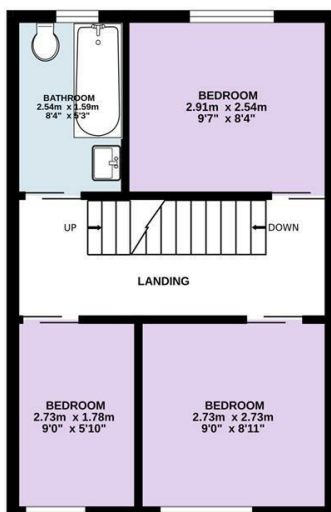
Terrain Map



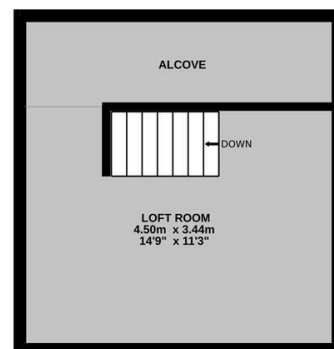
GROUND FLOOR
31.0 sq.m. (334 sq.ft.) approx.



1ST FLOOR
31.7 sq.m. (341 sq.ft.) approx.



LOFT ROOM
21.2 sq.m. (228 sq.ft.) approx.



TOTAL FLOOR AREA : 83.9 sq.m. (903 sq.ft.) approx.
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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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

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