



9 Church Lane

Farington Moss, Leyland, PR26 6RD

£219,950



Picturesque views of St Paul's national heritage church to the front and open views of fields to the rear add to the charm of this well loved home which has been in the same family for several generations. Standing back from the road on a spacious plot of land, the property provides ample opportunity for modernisation and possible extension. Internally, the ground floor accommodation comprises a hallway, two reception rooms, kitchen, utility room and a handy outbuilding. On the first floor, there are three bedrooms and the family bathroom. Part double glazed and central heating.

Freehold. EPC rating E. Council tax band C. Viewings available - call 01772 698888.



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GROUND FLOOR

Entrance Hallway

Door to front with uPVC double glazed window to side, central heating radiator, doors to the lounge, dining room and kitchen, stairs to the first floor.

Lounge

11'4" x 11'0" (3.468m x 3.356m)

uPVC double glazed bay window overlooking the front garden, tiled fire surround housing an electric fire, central heating radiator.

Dining Room

12'0" x 11'10" (3.659m x 3.624m)

Central heating radiator, window to rear, tiled fire surround housing a gas fire.

Kitchen

7'11" x 5'2" (2.431m x 1.594m)

uPVC double glazed window to side, central heating radiator, under stairs storage cupboard. Wall mounted boiler. Wall and base units, worktop, tiled splashback, stainless steel sink and drainer. Space for a cooker.

Utility Room/Rear Porch

15'10" x 5'11" (4.835m x 1.804m)

uPVC double glazed windows to rear and side, uPVC double glazed exit door to rear.

FIRST FLOOR

Landing

uPVC double glazed window to side, doors to the three bedrooms and the bathroom.

Bedroom One

12'8" x 10'10" (3.881m x 3.317m)

uPVC double glazed window to front, central heating radiator, built in wardrobe, cast iron fireplace.

Bedroom Two

10'3" x 9'8" (3.132m x 2.962m)

uPVC double glazed window to rear, central heating radiator, built in cupboard, cast iron fireplace.

Bedroom Three

8'9" x 6'3" (2.676m x 1.925m)

uPVC double glazed window to front. Wall mounted hot water boiler.

Bathroom

6'4" x 5'8" (1.942m x 1.746m)

uPVC double glazed frosted window to rear, central heating radiator. Pedestal hand basin, WC, bath with electric shower over.

Outbuilding

Brick building with door and window to side.

EXTERNAL

Lawned garden to the front of the property with a long drive suitable for several cars. A double gate to the side provides access to the very long rear garden which is bordered with hedges and trees and benefits from open views on to fields beyond.

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.



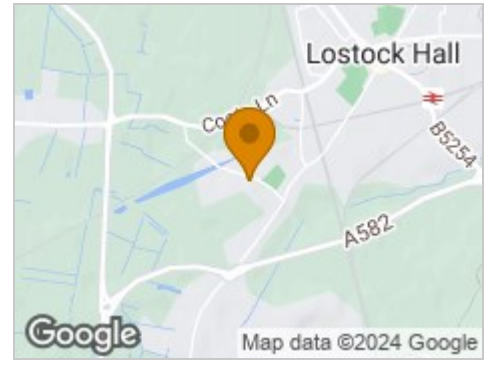
Road Map



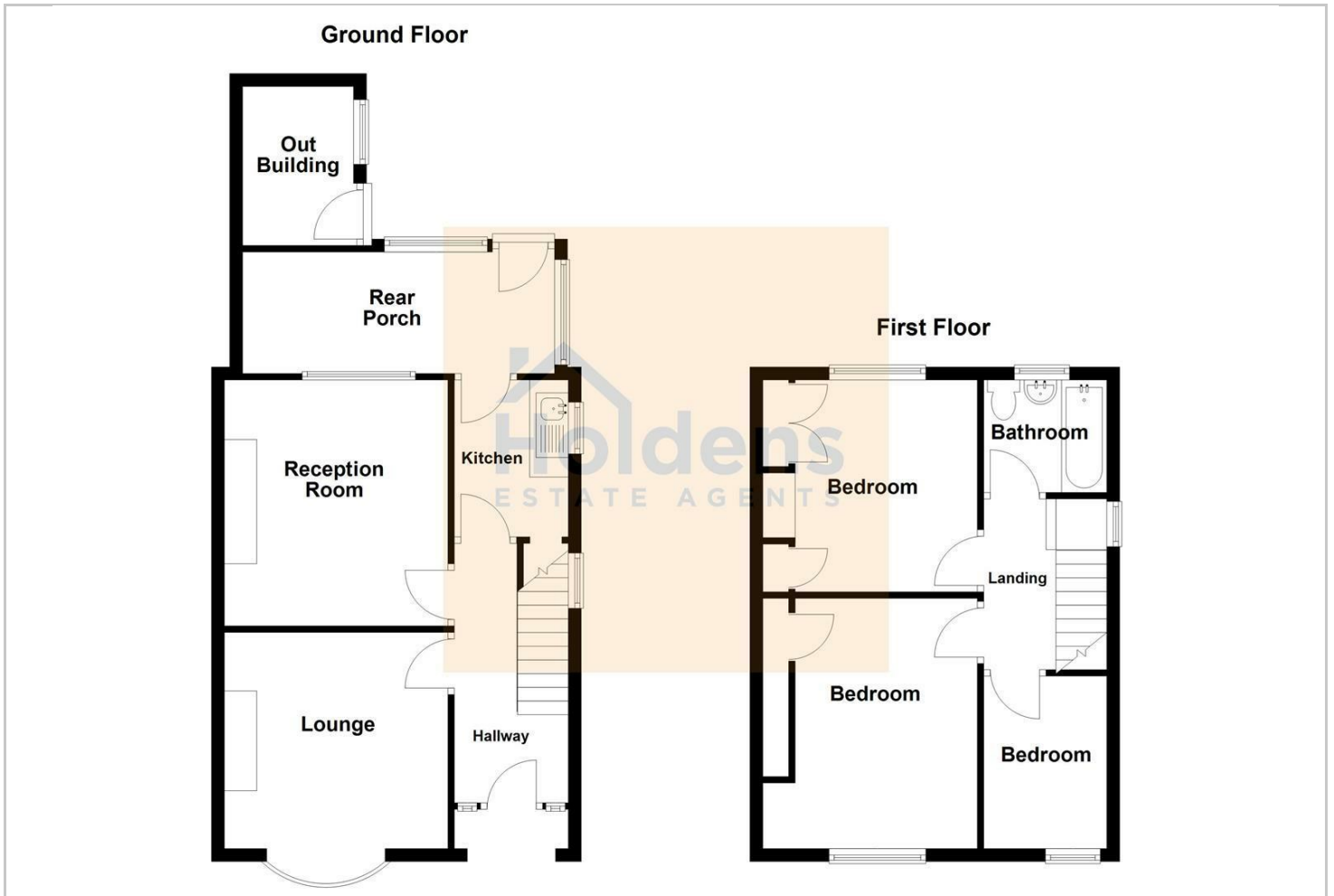
Hybrid Map



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

