



## 6 Clarence Street, Leyland, PR25 4SX



- ✓ Mid Terraced Home in the Heart of Leyland
- ✓ Three Bedrooms
- ✓ Lounge and Fitted Kitchen with Understairs Pantry
- ✓ Three Piece Family Bathroom
- ✓ Gas Central Heating and Double Glazing, Yard to Rear

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Mid terraced home for sale in the heart of Leyland. This well maintained and cared for home briefly comprises of entrance vestibule, lounge, fitted kitchen with understairs pantry. On the first floor are three bedrooms, and a three piece bathroom suite. The property also benefits from gas central heating and double glazing. There is a yard to the rear.

The property is situated in the heart of Leyland with all amenities just a couple of minutes walk away and the train station and bus routes readily available. Leyland has excellent links to the motorway networks – M6, M55, M61 and M65 – and Preston City centre is just a few minute's drive away.

## Accommodation

### Entrance Vestibule

UPVC double glazed entrance door to front. Door to Lounge.

Lounge 14'4 x 12'10 (4.39m x 3.93m)

UPVC double glazed window to front, gas fire set in fireplace, meter cupboard housing gas and electric meters, radiator. Carpeted.

Kitchen 14'4 x 12'4 (4.39m x 3.78m)

Fitted with a range of wall and base units with part tiled walls and complementing work surfaces incorporating a single bowl sink unit, gas cooker with extractor. Plumbed for automatic washing machine. Vinyl flooring. UPVC double glazed window to rear. Door to understairs pantry. Radiator. Boiler. Stairs leading to first floor. UPVC composite door with double glazed glass panel leading to rear yard.



Disclaimer :Services –rely on your investigations as no guarantee can be given that they are connected. Council tax – please contact the local authority for details. Measurements – whilst every attempt has been made to ensure their accuracy the measurements, doors & rooms are approximate & should be used as such by prospective purchasers. Fixtures fitting and appliances – have not been tested therefore no guarantee can be given that they are in working order.

## Landing

Access to loft, doors to all rooms. Carpeted.

Bedroom One                      12'10 x 12'7 (3.93m x 3.87m)

UPVC double glazed window to front, built in storage cupboard and wardrobe's, radiator.  
Carpeted.

Bedroom Two                      6'9 x 6'4 (2.1m x 1.95m)

UPVC double glazed window to rear, radiator. Laminate flooring.

Bedroom Three                      7'7 x 6'8 (2.35m x 2.07m)

UPVC double glazed window to rear, radiator. Laminate flooring

Family Bathroom                      7'5 x 4'8 (2.28m x 1.46m)

Three piece suite comprising of shower, ceramic pedestal wash hand basin and ceramic toilet.  
Tiled walls and vinyl flooring, cupboard with emersion heater.

## Outside

The rear yard is paved with a shed and enclosed by brick walls with a gate to the rear.



