

58 Pendle Road, Clayton-le-Woods, PR25 5UN



- ✓ Semi Detached Family Home, No Chain
- ✓ Three Bedrooms (Two Double and One Single)
- ✓ Modern Fitted Kitchen open to Dining Room/Conservatory
- ✓ Integrated Appliances (Electric Oven, Larder Fridge and Larder Freezer, Dishwasher and Washing Machine)
- ✓ Three Piece Family Bathroom
- ✓ Gas Central Heating, UPVC Double Glazing
- ✓ Low Maintenance Gardens to Front and Rear
- ✓ Driveway for Two Cars and Attached Single Garage.
- ✓ Indian Stone Paved Rear Garden with Border Planters
- ✓ Viewing Highly Recommended, Close to Good Local Schools



✓ **FREE APPRAISALS**

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Offers in the Region of
£180,000

Contact us to arrange a viewing

Three bedroom semi detached family home for sale in the Clayton-le-Woods area of Leyland. This spacious property has been well cared for and maintained. Accommodation is arranged over two floors with vestibule, lounge and open kitchen dining room/conservatory on ground floor. Three bedrooms and a family bathroom on the first floor. The front is a gravelled area with a border planter and paved drive to the attached garage. While the rear garden is Indian Stone paved with border planters and enclosed by fences and walls. This property enjoys gas central heating and UPVC double glazing.

The property is situated on Pendle Road with local shops just a couple of minutes walk away and with a variety of schools in the local area. Leyland train station and bus routes readily available. Leyland has excellent links to the motorway networks – M6, M55, M61 and M65.

Accommodation

Ground Floor

Vestibule 3'3 x 3'3 (1m x 1m)

UPVC composite entrance door with oval double glazed frosted centre, storage cupboard and laminate flooring.

Lounge 15'8 x 14'5 (4.82m x 4.42m)

UPVC double glazed window to front, raised plinth fireplace, door to kitchen. Stairs to first floor, radiator, carpeted.

Kitchen/Dining Room/Conservatory 18'7 x 13'8 (5.71m x 4.21m)

Modern fitted kitchen with integrated appliances (electric ovens, washing machine, dishwasher, larder fridge and larder freezer). Light grey units with complementing grey work surfaces incorporating a single bowl sink unit with mixer tap and gas hob. Spot lightning and Luxury Vinyl Tile flooring through into the dining room/conservatory with UPVC double glazed patio double doors leading to the garden, UPVC double glazed windows to rear in the dining room/conservatory.



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.

First Floor

Landing 7'5 x 6'4 (2.28m x 1.95m)

Radiator, doors to all rooms, access to loft and UPVC double glazed window to side

Bedroom One 13'1 x 8'5 (3.99m x 2.59m)

UPVC double glazed window to front, radiator and carpeted.

Bedroom Two 10'10 x 8'5 (3.4m x 2.59m)

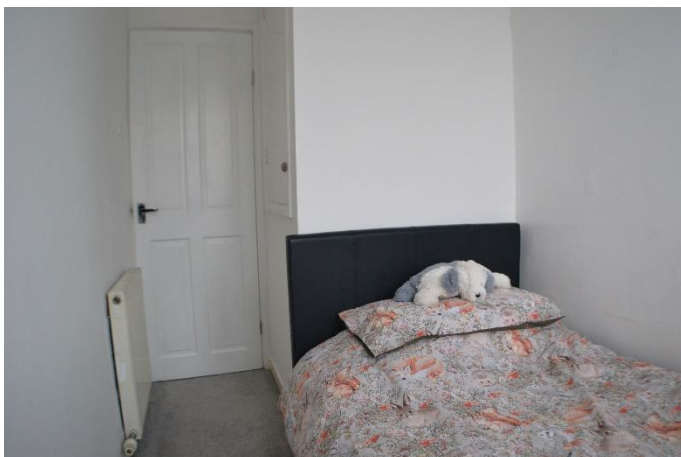
UPVC double glazed window rear, radiator, fitted wardrobes and carpeted.

Bedroom Three 10'3 x 5'7 (3.14m x 1.74m)

UPVC double glazed window to front, radiator, carpeted and storage cupboard above stairs.

Family Bathroom 6'2 x 5'11 (1.89m x 1.83m)

Ceramic toilet, ceramic pedestal wash hand basin and bath with shower attachment. UPVC double glazed frosted window to rear, towel rack radiator, fully tiled walls and vinyl flooring.



Outside

The property is fronted with a gravelled area with paved walkway and driveway and a side border planter, The rear garden is accessed via the UPVC double glazed patio double doors from the dining room/conservatory. The rear garden is very low maintenance fully paved Indian Stone with planter borders and is enclosed by walls and fences. The garage can be accessed from the garden via the rear door.

Garage

Own electrics, up and over manual door, window to rear and rear access door.

