

**21 Meadowcroft Road, Leyland, PR25 1TH**



- ✓ Semi Detached Family Home, No Chain.
- ✓ Three Bedrooms (Two Double and One Single.)
- ✓ Fitted Kitchen with Integrated Electric Oven and Gas Hob.
- ✓ Good sized Lounge Dinner.
- ✓ 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.
- ✓ Viewing Recommended, Close to Good Local Schools.
- ✓ Some Modernisation Required.

✓ **FREE APPRAISALS**

✓ **SALES**

✓ **LETTINGS**

**LEGAL SERVICES**

Conveyancing  
(Commercial & Residential)  
Wills/Probate  
Divorce  
Employment  
Civil  
Matrimonial  
Personal Injury  
Landlord/Tenant  
And Much More!

**Offers in the Region of**  
**£165,000**

*Contact us to arrange a viewing*

Three bedroom semi detached family home for sale in the Seven Stars area of Leyland. This spacious property has been well cared for and maintained. Accommodation is arranged over two floors with hallway, lounge/dinner, kitchen/utility and conservatory on ground floor. Three bedrooms and a family bathroom on the first floor. The front is a part gravelled lawn area with a paved drive to the attached garage. While the rear garden is fully paved and two tiered. It is enclosed by trees and fences with a gate to the shared access pathway. This property enjoys gas central heating and UPVC double glazing.

The property is situated on Meadowcroft 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

Hall 15'7 x 5'8 (4.79m x 1.77m)

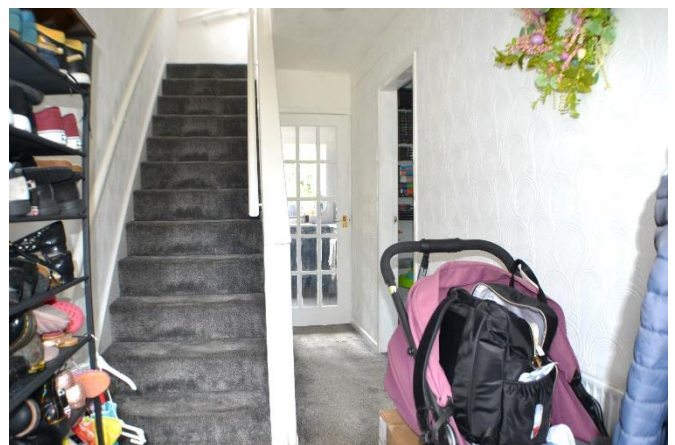
UPVC front door carpeted hallway with glass panelled doors to lounge/dinner and kitchen. Stairs to first floor and under stairs storage cupboard. Wall mounted radiator and cupboard for electrics and gas meters

Lounge/Dinner 25'3 x 10'5 (7.72m x 3.2m)

UPVC double glazed window to front, marble plinth fireplace for electric fire, wall mounted single radiator, carpeted and UPVC sliding patio door to the conservatory.

Conservatory 8'8 x 8'6 (2.68m x 2.62m)

UPVC sliding patio door leading to the lounge/dinner, UPVC glass panelled door leading from the side into the back garden and double radiator.



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.

## Kitchen/Utility

9'1 x 16'10 (2.78m x 5.19m)

Fitted kitchen with integrated electric oven and plumbed for washing machine. Blue units with complementing white work surfaces incorporating a single bowl sink unit with mixer tap and gas hob, storage cupboard and vinyl flooring. UPVC double glazed glass panel door leading to the garden and UPVC double glazed windows to rear in the dining room/utility.

## First Floor

### Landing

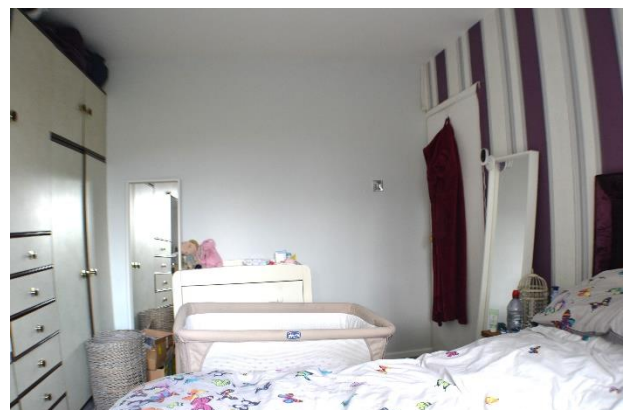
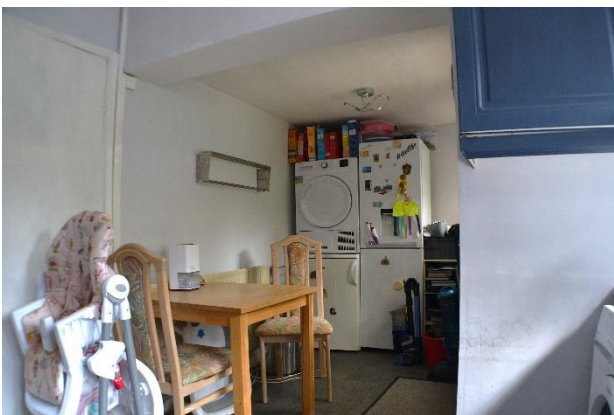
9'5 x 7'1 (2.9m x 2.17m)

Doors to all rooms, access to loft and UPVC double glazed window to side.

### Bedroom One

12' x 10'2 (3.66m x 2.31m)

UPVC double glazed window to rear, wall mounted radiator and carpeted with built in wardrobes.



Bedroom Two

12'10 x 9'2 (3.9m x 2.81m)

UPVC double glazed window front, wall mounted radiator, storage cupboard and carpeted.

Bedroom Three

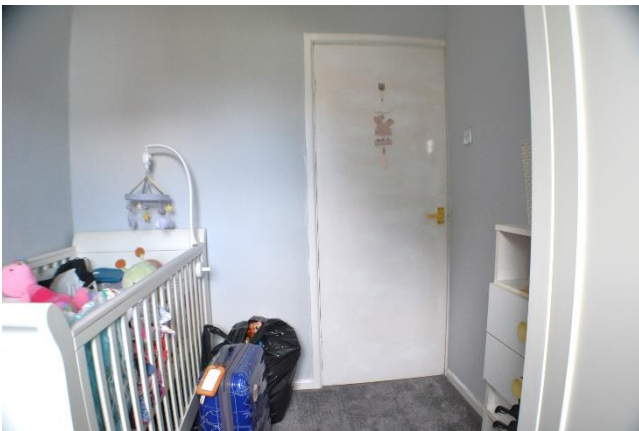
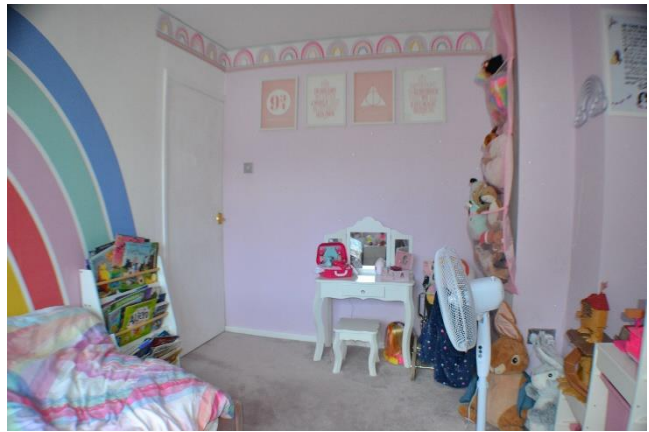
8'9 x 7'1 ( 2.71m x 2.17m)

UPVC double glazed window to front, wall mounted radiator and carpeted.

Family Bathroom

6'3 x 6'1 ( 1.89m x 1.83m)

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



## Outside

The property is fronted with a part gravelled lawn with paved walkway and driveway. The rear garden is accessed via the UPVC double glazed patio door from the conservatory as well as the UPVC double glazed glass panel door from the kitchen/utility. The rear garden is very low maintenance fully paved two tier garden and is enclosed by trees and fences, with a gate access to the shared access path.

## Garage

Up and over manual door.

