



**50 Stanley Road, Farington, PR25 4RH**



✓ **FREE APPRAISALS**

✓ **SALES**

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**LEGAL SERVICES**

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

- ✓ Semi-Detached Bungalow
- ✓ 2 Double Bedrooms & 1 Single Bedroom
- ✓ Spacious Lounge with Gas Fire
- ✓ Fitted Kitchen
- ✓ UPVC Double Glazing and Gas Central Heating
- ✓ Off Road Parking on Driveway for Multiple Cars
- ✓ Good Sized Rear Garden and Low Maintenance Front Garden
- ✓ Council Tax Band C
- ✓ Requires Some Modernisation

**Offers in the**  
**Region of £200,000**

*Contact us to arrange a viewing*

We are delighted to introduce this three bedroom semi-detached bungalow to the market situated on Stanley Road close to both Leyland and Lostock Hall . This property briefly comprises of hall, lounge, bathroom, kitchen, two double bedrooms and one single bedroom. Some refurbishment and modernisation required. The property also benefits from gas central heating and double glazing it also has a driveway for multiple cars and a single garage.

The property is situated on Stanley Road with local amenities and a variety of schools in the local area. Leyland town centre and train station close by, bus routes readily available and excellent links to the motorway networks – M6, M55, M61 and M65.

## Accommodation

### Ground Floor

Hall 15'4 x 10'8 (4.7m x 3.29m)

White composite UPVC door with frosted glass panel and side frosted glass panel, laminate flooring with built in cupboard housing meters . White painted doors leading to the lounge, bathroom and bedroom. Wall mounted radiator.

Lounge 15'11 x 10'2 (4.88m x 3.11m)

White painted door leading into a spacious lounge, marble plinth fireplace with gas fire, wall mounted radiator, carpeted with UPVC double glazed window to front.

Kitchen 10'2 x 9'10 (3.11m x 3.05m)

Fitted kitchen with beech units and contrasting green worktop incorporating a single bowl sink with mixer tap, space for an electric oven, fridge and plumbed for washing machine, UPVC double glazed windows to side and rear with part vinyl and part carpet flooring, with white composite UPVC door with glass panel leading to the garden.



Bathroom 6'11 x 6'10 (2.14m x 2.14m)

Three piece suit with ceramic pedestal wash basin, ceramic toilet and bath with electric shower unit. Tiled floors and walls, wall mounted radiator. UPVC double glazed frosted glass window to side.

Bedroom 1 13'8 x 10'3 (4.21m x 3.14m)

Double bedroom, UPVC double glazed window to rear, fitted wardrobes with vanity unit, carpeted and wall mounted radiator.

Bedroom 2 11'10 x 9'10 (3.66m x 3.05m)

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



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.



Bedroom 3                      6'8 x 6'9 (2.1m x 2.10m)  
Single bedroom, UPVC double glazed window to side, built in wardrobe and carpeted.

## Outside

The front of the property is gravelled to create additional off road parking along with a long driveway suitable for multi car parking that runs down the side of the property.

The rear garden is accessed via either the back door on the kitchen or the gate at the end of the driveway with a paved patio area leading to a nice sized laid to lawn garden with a paved path leading to the garage side door and a raised greenhouse. The rear garden is also enclosed by fences on all sides.

