



**8a Chapel Brow, Leyland, Lancashire, PR25 3NE**



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- ✓ **\*\*NO CHAIN\*\* 1 Bedroom 1<sup>st</sup> Floor Flat**
- ✓ **Town Centre Location, Private Entrance to Rear**
- ✓ **Lounge and Separate Bedroom**
- ✓ **UPVC Double Glazing**
- ✓ **Fitted Kitchen with Integrated Electric Cooker and Gas Hob**
- ✓ **3 Piece Bathroom Suite with Electric Shower**
- ✓ **Electric Wall Heaters**

**Offers In The Region**  
**Of £55,000**

*Contact us to arrange a viewing*

NO CHAIN first floor apartment for sale, situated in the heart of Leyland town centre. Accommodation briefly comprises of entrance hall, lounge, kitchen, one bedroom and three-piece bathroom with electric shower. The property benefits from UPVC double glazing, electric storage heaters and a private rear entrance. Ideal buy to let property, in need of some decoration.

This apartment is ideally placed in the heart of Leyland Town Centre within walking distance of all amenities, regular bus routes, and Leyland railway station. Leyland has excellent traffic links with bus routes, train station and motorway access to M6, M65 and M61.

## Accommodation

### First Floor Flat

#### Entrance Hall

Private hallway with coir matted vestibule and carpet leading to staircase to the landing area, with wall mounted electric heater.

#### Lounge 11'5 x 10'3 (3.45m x 3.14m)

Spacious reception room with UPVC double glazed window to rear and carpeted. Open doorway leading to the kitchen.

#### Kitchen 11'3 x 7'3 (3.45m x 2.23m)

Fitted kitchen with a range of wall and base units in an oak style veneer with a contrasting granite effect worktop incorporating a single bowl stainless steel sink unit with mixer tap. Integrated electric oven, four ring gas hob with overhead extractor and part tiled walls. The kitchen units have fitting for washing machine, vinyl flooring. UPVC double glazed window to side.



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 5'9 x 5'7 (1.8m x 1.74m)

Landing with white painted wood doors to bedroom, bathroom, lounge, storage cupboard, carpeted with loft access.

Bedroom One 14'6 x 10'9 (4.45m x 3.32m)

Double bedroom, UPVC double glazed window to front, carpeted with wall mounted electric heater

Bathroom 8'7 x 5'7 ( 2.65m x 1.74m)

Three piece bathroom suite comprising of panelled bath with overhead electric shower, ceramic pedestal hand wash basin and low level ceramic toilet. Part tiled walls and vinyl flooring, extractor fan and wall mounted electric heater.

