



## Maria B Evans Estate Agents Limited

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**22 Mellor Road, Leyland, PR25 1YL**

**Offers in the region of £250,000**



- Attractive, three-bedroom, semi-detached property
- Driveway parking for two vehicles
- Good-sized living-dining area with gas living flame facility
- Conservatory with peaceful views of the rear garden
- Well-appointed kitchen with access to the rear
- Two double and one single bedroom to the first floor
- Three-piece suite family bathroom
- Good-sized rear garden laid to lawn
- Insulated detached double garage to the rear with power and light
- Warmed by gas central heating
- UPVC windows and doors throughout
- Close to local amenities and rail commuter routes

This charming, semi-detached property offers ideal accommodation with close proximity to local amenities and rail commuter routes. Briefly, the property comprises of an entrance hallway, spacious living-dining room, separate kitchen and conservatory to the ground floor. The first floor offers two double and one single bedroom which are serviced by a three-piece family bathroom. There is driveway parking for two vehicles to the front and gated access through to the rear garden, which is mainly laid to lawn and contains a double garage with both an up-and-over-door and pedestrian door, power and light.



Stepping through the front UPVC door with glazed inset and opaque glazed panel to the side, the entrance hallway unfolds. The floor is laid to tile upon entrance, with the rest laid to carpet. To the side, a fitted cupboard provides a convenient place for shoes and coats. The hallway is a bright space with both a window to the side of the property and a pendant light above. This area is warmed by a radiator.



The living-dining room is accessed via an oak door with frosted insets to the left of the hallway. It offers a warm and inviting space, emphasised by the gas living flame facility which is the focal point of the room. There is a television point to the side, window to the front with radiator beneath and pendant light above. The dining space provides ample room for furniture, is lit by a further pendant light and warmed by a radiator.





Sliding UPVC glazed doors give way to the conservatory which has etched windows across one side for privacy whilst peaceful views of the rear garden are available across the other. The space is heated by a radiator, has plumbing for an automatic washing machine and a television point to the side, whilst a set of UPVC patio doors grant access to the garden.



The kitchen is well-stocked with wall and base units in a light wood-effect with granite countertops and tiling to splash areas. These units include an electric four-point hob with a hidden extractor fan above and oven and grill below, a one-and-a-half stainless-steel sink unit with mixer tap over and etched drainer to the side and plumbing for both an automatic washing machine and a dishwasher. The kitchen is fitted with tiled flooring, has space for a refrigerator/freezer, a window to the rear and is lit by a pendant light. A UPVC door with etched glazed inset leads to the rear garden.



Ascending the stairs, the landing grants access to all three bedrooms and family bathroom. It also provides convenient access to the loft, has a radiator and is lit by both an etched window to the side of the property and a pendant light above.

The master bedroom is a good-sized room with wardrobes fitted into the corner and stretching across one wall, providing ample storage. Between the units, there is a television point and the room also features a radiator, pendant light and window to the front.



Bedroom two is also a double room with fitted furniture to one wall. It has a window to the rear with a radiator beneath and a pendant light above.

The third bedroom is a single room with a window to front, pendant light and radiator.



The first floor accommodation is concluded with the family bathroom which is equipped with a three-piece suite to include both a panel bath with hot and cold mixer tap and an electric Mira shower with additional hand shower and glazed panel to the side. A tiling is fitted to dado across the suite which is completed with a close coupled w.c., pedestal wash hand basin with hot and cold mixer taps and a chrome heated towel rail. There is an opaque window to the rear, vinyl tiled flooring, pendant light above and extractor fan.



This property features a good-sized rear garden with a stretch of lawn and timber fenced borders to either side. At the far end of the garden, a double garage with both an up-and-over door and single pedestrian door provides a ideal space for a gymnasium, working from home, workshop or storage. It is built to current building regulations with cavity wall insulation, concrete flooring, power, light and wiring for heaters. A double timber gate offers access to the front of the property.

**Viewing is strictly by appointment through Maria B Evans Estate Agents**

**We are reliably informed that the Tenure of the property is Freehold**

**The Local Authority is South Ribble Borough Council**

**The EPC rating is**

**The Council Tax Band is B**

**The property is served by mains drainage**

**Please note:**

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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