



## Maria B Evans Estate Agents Limited

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

**Offers in the region of £300,000**



- Five-bedroom, semi-detached property with a corner plot
- Spacious reception with living gas flame facility
- Good-sized kitchen-dining area
- Separate utility room with high gloss, fitted units
- Ground floor double bedroom with wet-room style en suite
- Integral double garage with up-and-over doors, power and light
- Master bedroom with en suite shower room
- Two double bedrooms and one single to the first floor
- Serviced by the family bathroom with three-piece white suite
- Detached single garage with up-and-over doors, power and light
- Patio rear garden with timber fence borders
- UPVC and gas central heating throughout
- Close proximity to local amenities and commuter routes

This semi-detached property enjoys the advantage of a corner plot and provides generous accommodation both inside and out. Briefly, the property comprising of four double bedrooms, one single bedroom, a spacious reception, kitchen-diner and a family bathroom. Externally, the front garden features lawn areas dotted with mature shrubs and bushes, with a patio garden to the rear. The property also includes both an integral and a detached garage.

A paved path guides through the front garden with lawn areas to either side which are bordered by various shrubs and bushes in a neat stone bed and enclosed by both a brick wall and timber fencing. Access to the property is granted through the front UPVC door with opaque glazed inset and an opaque glazed panel to the side. The entrance porch is laid with a tiled floor, lit by a pendant light and has a cupboard to house the meters.



An oak door with opaque glazed inset opens up into the front reception room. This spacious and bright area features a front facing window, UPVC patio doors opening out onto the rear garden and two pendant lights. The room's focal point is the gas living flame facility with steel surround whilst there is a television point to the side and a radiator.



An oak door with a frosted inset leads into the kitchen-dining area, which is laid with a tile flooring. The space features white wall and base units, complemented by red quartz upstand countertops. The base units extend to create a natural partition from the dining area and provide additional seating. The units are equipped with various integrated appliances, to include an AEG oven and grill with combination microwave above, 5-point gas hob with extractor hood over, one-and-a-half bowl inset sink unit with mixer tap and etched drainer to the side and a Bosch dishwasher. There is additional space for an American-style refrigerator-freezer adjacent to an understairs



storage cupboard and radiator. Finally, the space is lit by natural natural light from the window to the rear and recess downlights above.



The dining area is lit by both a pendant light and window to the front, is warmed by a radiator and has access into the integral garage with electric up-and-over doors, concrete flooring, power and light.

The utility room continues the same tiled flooring as the kitchen-dining room, is equipped with an automatic recess downlights and high gloss cupboards along one wall which contains plumbing for an automatic washing machine and further storage.



The ground floor bedroom is a double room with a window overlooking the rear garden, is lit by a pednant light and warmed by a radiator. This bedroom benefits from a three-piece en suite in a wet-room style with tiling to splash areas. The suite includes an electric Mira shower, close coupled w.c. and pedastal wash hand basin. There is a pendant light above, radiator and opaque window to the side.



Ascending the stairs of the property, the landing area is holds a pendant light and radiator and grants access to the loft space, all three bedrooms and the family bathroom.

The master bedroom is generously sized, enjoying a double-aspect with windows both to the front and the side of the property. It holds fitted wardrobes with partially mirrored sliding doors across one wall, a television point, radiator and recess downlights to the ceiling.



The master en suite is equipped with a three-piece suite in white and is fully tiled all around. There is a vanity wash hand basin with monobloc tap, back-to-wall w.c., shower with glazed doors, a pendant light and extractor fan.



Bedrooms three and four are both good-sized double rooms. Bedroom two features a front-facing window, radiator, and recess downlights above with fitted wardrobes to one wall and a television point to the side. Bedroom three has a window to the rear with a radiator below and a central pendant light.



Bedroom five, currently used as a study, is a single-sized room with a window to the front, radiator and spotlight above. The room features a fitted desk and shelving to one wall.





The family bathroom is equipped with a three-piece white suite comprising of both a panel bath with mixer tap and additional shower with glazed panel to the side, a vanity wash hand basin with monobloc tap and a back-to-wall w.c. The suite is fully tiled, has a chrome heated towel rail and opaque window to the side.



The rear garden is laid to patio and enclosed by timber fence borders. The second garage can be accessed from here through a pedestrian door and is equipped with power, light, electric up-and-over doors and concrete flooring. Making use of its corner plot, the property provides ample parking on a Tarmacadam driveway positioned conveniently to the front of the garages.



**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 TBC**

**The Council Tax Band is D**

**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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