



14 Radcliffe Drive, Farington Moss, Leyland, PR26 6QL
£295,000

The Property Perspective

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GROUND FLOOR

Lounge 15'3" x 11'3" (4.66m x 3.44m)

Carpet flooring with patio doors leading to the rear garden and blind

Study 12'7" x 8'7" (3.85m x 2.63m)

Carpet flooring with square bay fronted window and blind

Kitchen 10'4" x 9'1" (3.15m x 2.79m)

High quality vinyl flooring with spotlighting and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher and fridge-freezer

Utility 5'4" x 5'5" (1.65m x 1.66m)

High quality vinyl flooring with access to the rear, sink and plumbing for washing machine

WC/cloaks

High quality vinyl flooring with 2 piece bathroom suite in white

FIRST FLOOR

Bedroom 13'5" x 9'1" (4.09m x 2.78m)

Carpet flooring with window to the front elevation, curtains, blind and fitted wardrobes

En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, spotlighting and radiator

Bedroom 11'1" x 9'1" (3.39m x 2.78m)

Carpet flooring with window to the rear elevation spotlighting and curtains

Bedroom 5'9" x 9'6" (1.77m x 2.90m)

Carpet flooring with window to the rear elevation, curtains and blind

Bedroom 9'6" x 6'11" (2.91m x 2.13m)

Carpet flooring with window to the front elevation, curtains and blind

Bathroom

Tile flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail and tiled decor

EXTERNAL

Double driveway to the front of the property, leading to a single integral garage. Enclosed rear garden with panel fencing, laid to lawn and small patio area.