



68 LEYLAND ROAD PENWORTHAM, PRESTON, PR1 9XS

£315,000
FREEHOLD

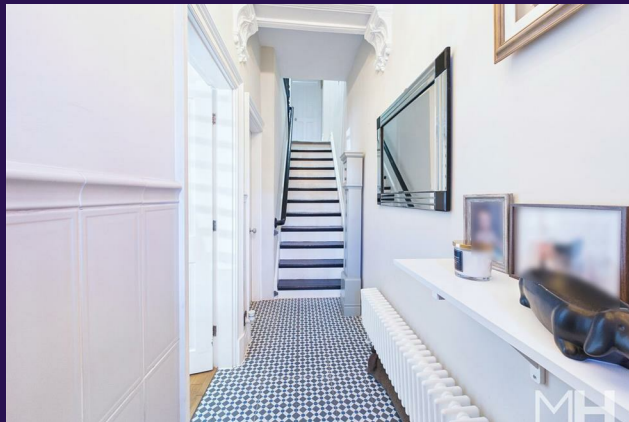
Searching for a fully refurbished home that still celebrates its original charm? This exceptional property effortlessly blends timeless character with stylish modern living. Boasting a private garden and a spacious driveway, it's a home that truly stands out—early viewing is highly recommended. Situated in a sought after area of Penwortham, the property enjoys close proximity to a wide range of local amenities, reputable schools, shopping facilities, and a variety of restaurants and leisure options. The area also benefits from excellent road and transport connections, making commuting and travel further afield both convenient and efficient. The accommodation briefly comprises a welcoming entrance hall, a charming bay-fronted lounge, a separate dining room, a contemporary fitted kitchen, and a practical utility area complete with a cloaks WC. Upstairs, the first floor offers a bright and inviting landing leading to three generously sized bedrooms. The main bathroom features a beautiful bathtub, wash basin, and WC, complemented by a separate shower room for added convenience. Externally, the property continues to impress with a private rear garden, featuring a decked seating area and a substantial lawn—perfect for relaxing or entertaining. To the front, a double-width driveway provides off-road parking. This is a rare opportunity to secure a beautifully presented home in a sought-after location. With strong interest expected, early enquiry is advised to avoid missing out.

MARIE HOLMES

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68 LEYLAND ROAD

- Superb Three Bedroom Detached Family Home
- Bay-fronted Lounge & Separate Dining Room
- Plenty of Original Features
- Stunning Bathroom with Jack and Jill Sinks
- Large Garden not Overlooked
- Driveway Parking
- Convenient Location – Ideal for all Amenities & Transport Links
- Viewing Comes Highly Recommended



Entrance Hallway

Entrance via traditional hardwood front door. Staircase leading to all first floor accommodation. Ceiling light fitting. Radiator. Tiled flooring. Decorative cornice. Doors leading off to:-

Lounge

13'10" x 12'1" (4.22 x 3.69)

UPVC double glazed bay window to the front elevation. Feature fireplace with traditional surround. TV aerial socket. Herringbone effect wood flooring. Coving to ceiling. Ceiling light fitting with decorative ceiling rose. Double panel radiator.

Dining Room/Second Reception

15'8" x 12'6" (4.77 x 3.80)

UPVC double glazed French doors to the rear elevation leading out on to the rear garden. Features inset log burner with tiled hearth. Decorative wall panelling. Tiled flooring. Coving to ceiling. Ceiling light fitting with decorative ceiling rose. Radiator. Door leading through to:-

Kitchen

15'8" x 8'6" (4.77 x 2.60)

UPVC double glazed window to the side elevation. Features a range of eye and base level 'Shaker' style units in Pebble with contrasting work surfaces over and part tiled elevations. One and a half bowl stainless steel sink and drainer unit. Space for inset range cooker with extractor hood over. Space for a large fridge freezer. Integrated dishwasher. Tiled flooring. Inset spotlights to ceiling. Radiator.

Utility Room

14'4" x 8'6" (4.36 x 2.60)

UPVC double glazed door and window to the side elevation. Space for tumble dryer and plumbed for a

washing machine. Inset spotlights to ceiling. Double panel radiator. Vinyl floor covering.

Cloaks W.C

Features a two piece suit in white comprising of a low flush W.C and wash hand basin. Vinyl floor covering. Double panel radiator. Ceiling light fitting.

First Floor Landing

A spacious split level landing with spindle balustrade. Carpeted. Inset spotlights to ceiling. Access to loft.

Bedroom One

13'11" x 11'5" (4.25 x 3.47)

UPVC double glazed window to the front elevation. Wood effect laminate flooring. Radiator. Inset spotlights to ceiling.

Bedroom Two

13'8" x 9'11" (4.17 x 3.03)

UPVC double glazed window to the rear elevation. Feature traditional decorative fireplace. Radiator. Wood effect laminate flooring. Ceiling light fitting.

Bedroom Three

10'7" x 4'7" (3.22 x 1.40)

UPVC double glazed window to the front elevation. Radiator. Wood effect laminate flooring. Ceiling light fitting.

Family Bathroom

UPVC double glazed window to the rear elevation. Features a modern suite in white comprising of a low flush W.C, built in feature storage in an Oak wood effect finish with jack and gill sinks and freestanding bath with mixer tap and hand held attachment. Part tiled elevations and decorative wall panelling. Tiled flooring. Inset spotlights to ceiling.

Shower Room

Glass brick effect window to the side elevation. Features a large walk in shower with mains power shower. Fully tiled elevations. Inset spotlight to ceiling. Fully tiled elevations.

Exterior

The front of the property benefits from double width driveway parking with side access gate leading to a great size rear enclosed garden which is mainly laid to lawn with decking area and dividing party fencing. Garden shed for storage.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these

particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:

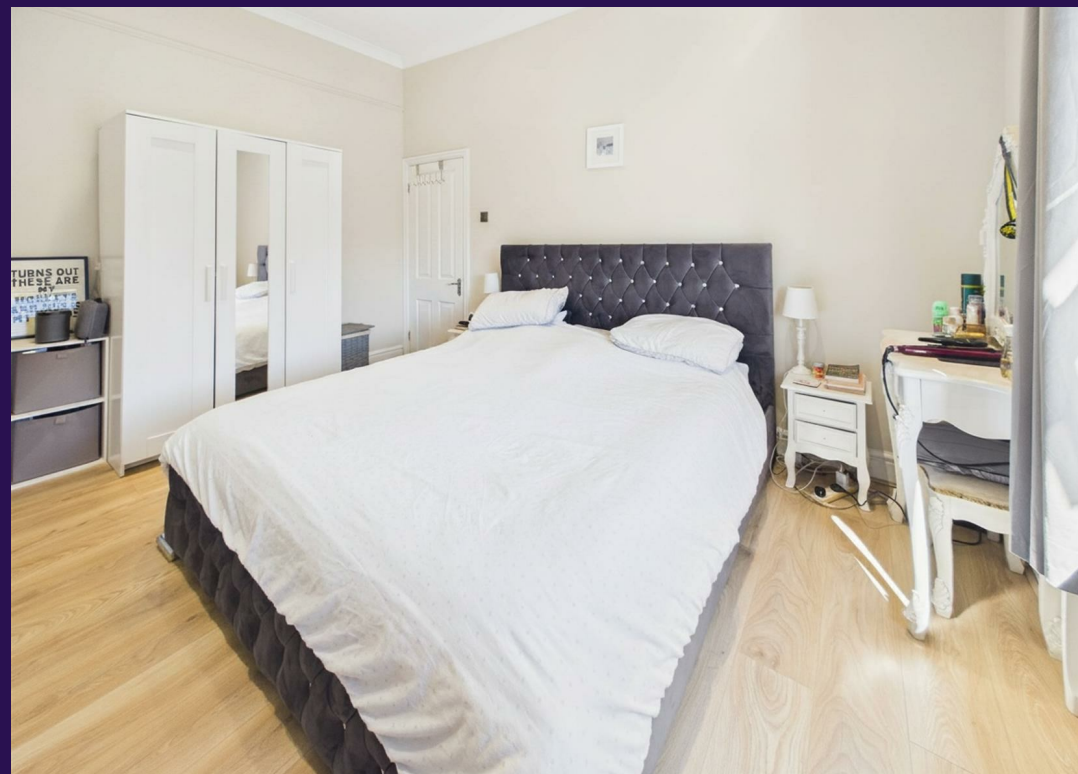
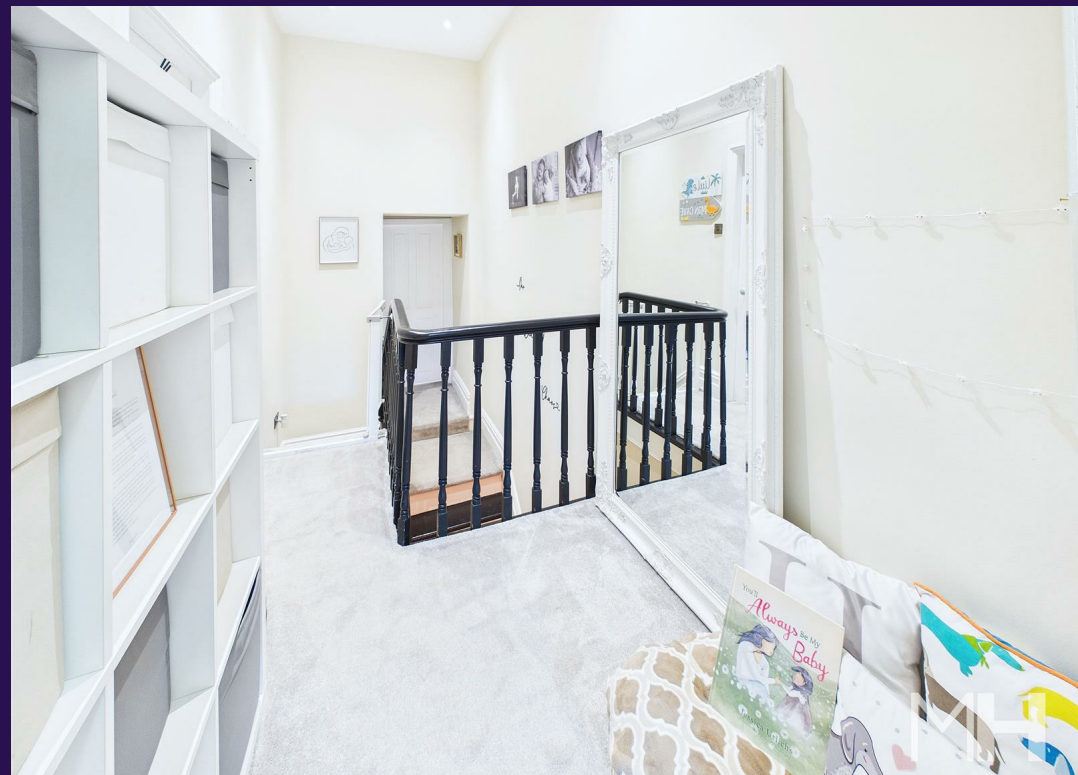
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.

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ADDITIONAL INFORMATION

Local Authority – South Ribble Council

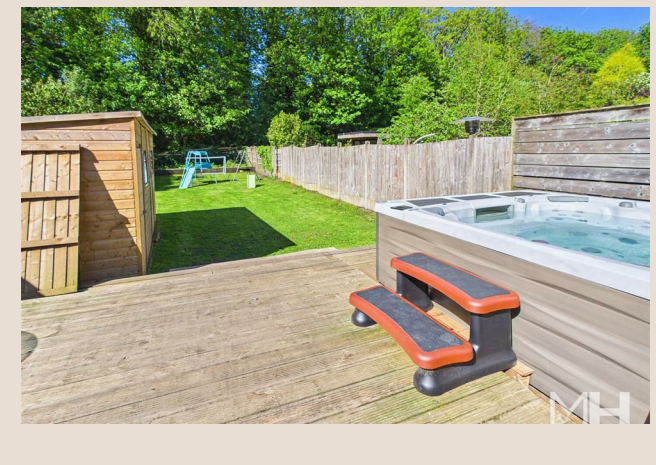
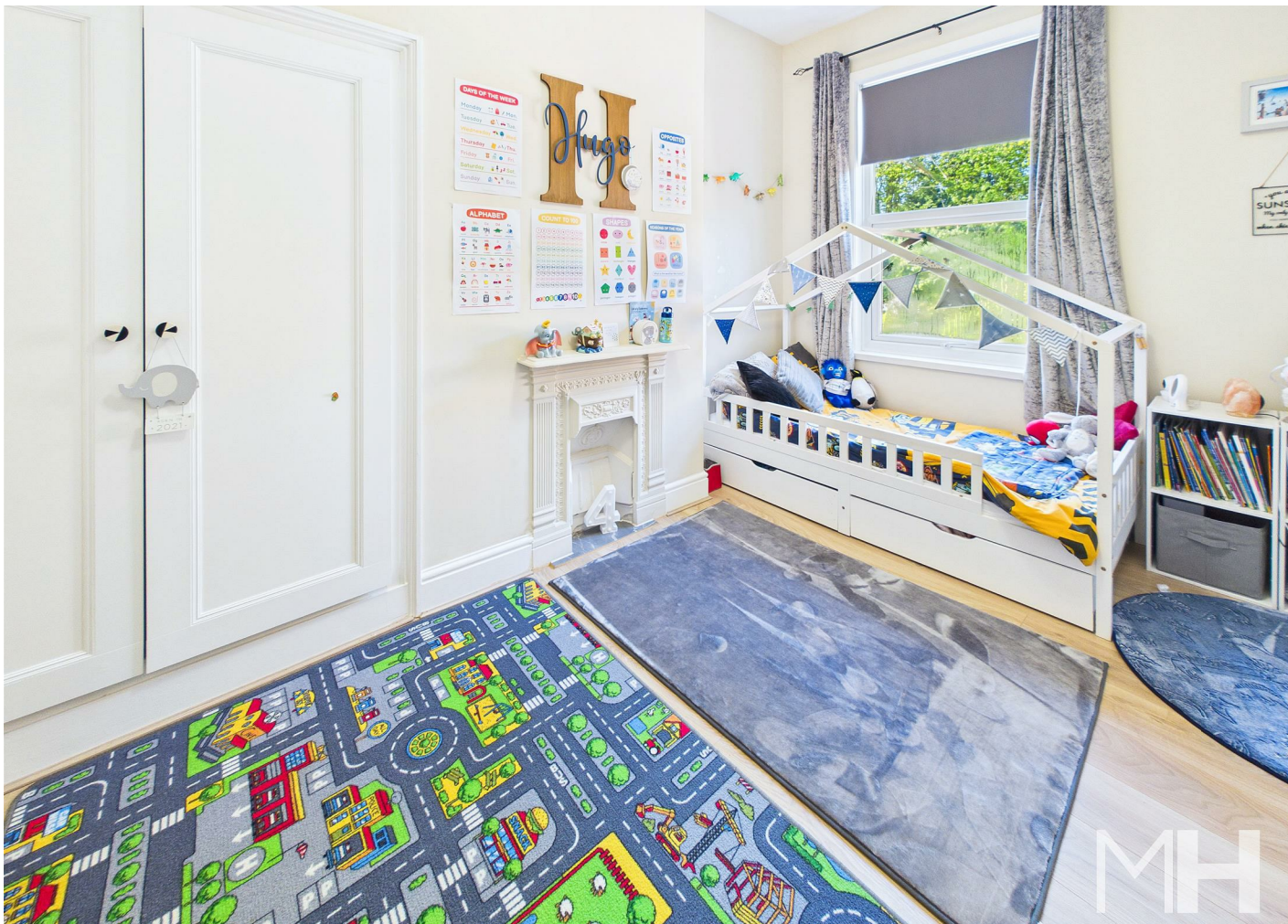
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

EPC Rating – D



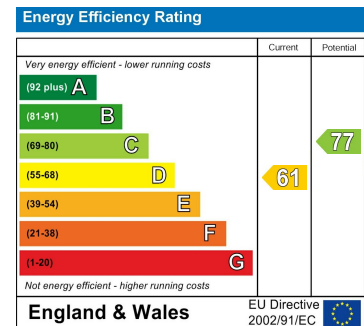
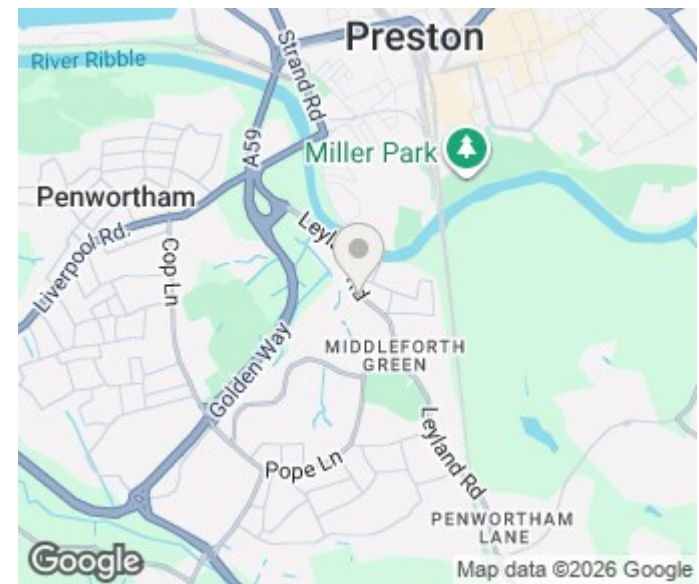


Approximate total area¹⁾
 111.5 m²
 1198 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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