

# GUILDHALL

SALES & LETTINGS



## 195 Southport Road

, Leyland, PR26 8LP

Offers Over £285,000



A BEAUTIFUL, RECENTLY RENOVATED HOME

Nestled on Southport Road in Leyland, this charming semi-detached house presents an exceptional opportunity for those seeking a modern and stylish home. Recently renovated and extended, the property boasts beautiful interiors that are sure to impress.

Inside, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The house features two well-appointed bedrooms, each with its own ensuite bathroom, ensuring privacy and convenience for all occupants. The main bedroom also includes a dressing area, adding a touch of luxury to your living experience.

The heart of the home is undoubtedly the sleek and modern kitchen, which showcases an open-plan layout that seamlessly flows into the extended living area. This design not only enhances the sense of space but also creates an inviting atmosphere for family gatherings and social events.



## Ground Floor

### Entrance

Composite double glazed frosted front entrance door to the entrance porch.

### Entrance Porch 5'3 x 4'2 (1.60m x 1.27m)

Spotlights, tiled flooring, underfloor heating and open access to the entrance hallway.

### Entrance Hallway 10'2 x 5' (3.10m x 1.52m)

UPVC double glazed frosted window, smoke alarm, spotlights, tiled flooring, underfloor heating, staircase to the first floor, a door to reception room one and open access to the kitchen.

### Reception Room One 12'3 x 10'1 (3.73m x 3.07m)

UPVC double glazed window, central heating radiator, television point, inset fireplace and underfloor heating.

### Kitchen 12'10 x 11'4 (3.91m x 3.45m)

Fitted with a range of wall and base units with marble work surfaces, island with breakfast bar, double oven in a high rise unit, four ring induction hob, extractor hood, inset sink with a drainer and mixer tap, integrated fridge freezer, dishwasher, under unit lighting, tiled flooring, underfloor heating, spotlights, doors to the utility room and WC and open access to reception room two.

### Reception Room Two 13'5 x 9'4 (4.09m x 2.84m)

Ceiling window, spotlights, tiled flooring, underfloor heating and bi-folding rear entrance doors.

### Utility Room 5'9 x 4'2 (1.75m x 1.27m)

Enclosed boiler and plumbing for a washing machine and dryer.

### Ground Floor WC 4'3 x 2'3 (1.30m x 0.69m)

UPVC double glazed frosted window, dual flush WC, wall mounted wash basin with mixer tap, tiled flooring and underfloor heating.

## First Floor

### Landing

UPVC double glazed frosted window, spotlights, loft access, smoke alarm and doors to two bedrooms.

### Bedroom One 10'1 x 9'5 (3.07m x 2.87m)

UPVC double glazed window, central heating radiator, television point and open access to the dressing room.

### Dressing Room 6' x 3'6 (1.83m x 1.07m)

UPVC double glazed frosted window, fitted wardrobes and a door to the en suite.

### En Suite 9'3 x 6'1 (2.82m x 1.85m)

UPVC double glazed frosted window, Velux window, central heated towel rail, dual flush WC, vanity hand wash basin with mixer tap, double panelled bath with mixer tap and rinse head, walk in direct feed rainfall shower enclosure, spotlights, extractor fan, fully tiled elevations and tiled flooring.

### Bedroom Two 10'2 x 9'5 (3.10m x 2.87m)

UPVC double glazed window, central heating radiator and a door to the en suite.

### En Suite 6'3 x 5'11 (1.91m x 1.80m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, walk in direct feed rainfall shower enclosure, spotlights, extractor fan, tiled flooring and fully tiled elevations.

### External

Off road parking available for numerous vehicles and stone chippings.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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