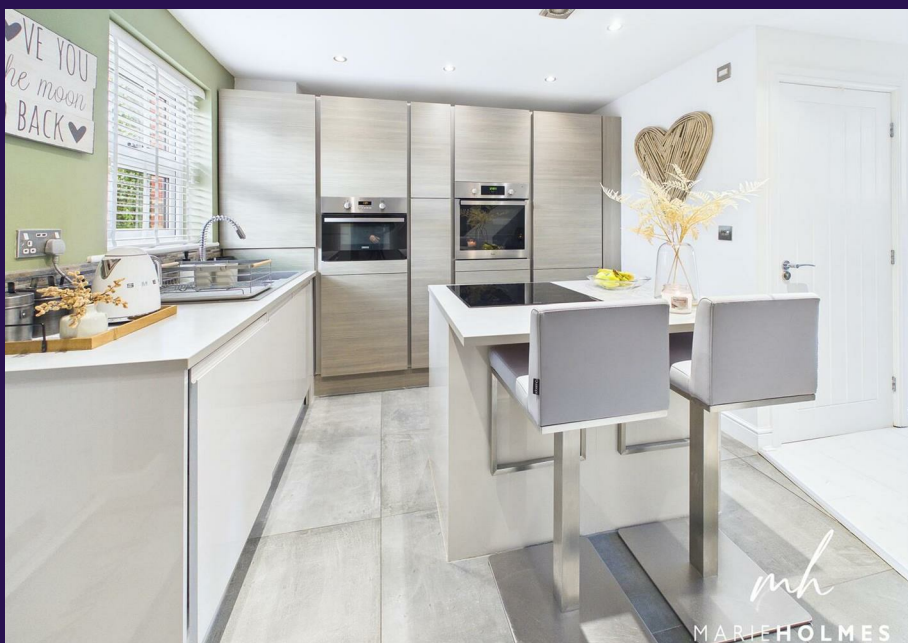
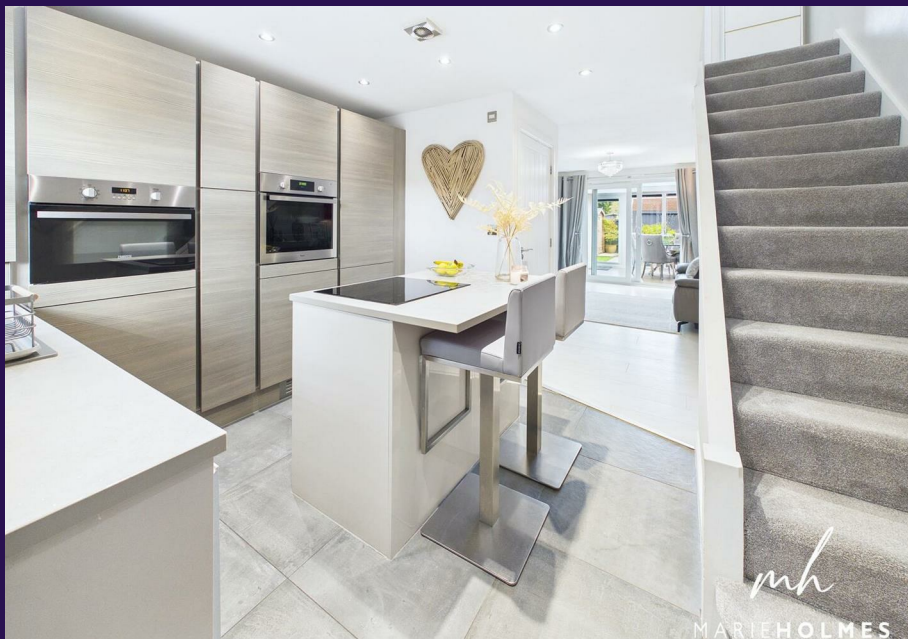




1 THE ORCHARDS

LEYLAND, PR26 7SZ

£225,000



Key Features

- Beautifully Renovated Two-Bedroom End-Terrace Home
- Ideal First-time Buyer or Downsizer Property
- Stylish Open-plan Lounge, Kitchen & Breakfast Room
- Contemporary Kitchen with Integrated Appliances
- Impressive Orangery with Underfloor Heating
- Two Generous Double Bedrooms
- Modern Three-piece Family Bathroom
- Useful Ground-floor W.C
- Attractive Low-maintenance Rear Garden
- Three Private Parking Spaces

Property Summary

Occupying an attractive end-of-terrace position, this beautifully presented two-bedroom home has been thoughtfully renovated to create a stylish and contemporary living space. Ideally suited to first-time buyers, downsizers or those seeking a ready-to-move-into property, the home enjoys a convenient location within easy reach of Leyland town centre, with a wide range of local amenities and excellent transport connections close by.

The ground floor has been designed with modern living in mind, with a spacious open-plan lounge, kitchen and breakfast area forming the heart of the home. The contemporary kitchen is finished to an excellent standard and incorporates a range of integrated appliances together with a breakfast bar providing seating for two. The adjoining lounge offers generous space for comfortable seating and creates a welcoming setting for everyday relaxation and entertaining. A useful ground-floor WC is also positioned just off the main living area.

Extending the accommodation further is an impressive orangery overlooking the rear garden. Benefiting from underfloor heating, this versatile room can be enjoyed throughout the year and would work equally well as an additional sitting room, dining space or home office. Direct access from here leads out into the rear garden, providing an excellent connection between the indoor and outdoor living areas.

To the first floor are two well-proportioned double bedrooms, both offering ample space for bedroom furniture. The accommodation is completed by a modern three-piece family bathroom.

Externally, a gated pathway provides an attractive approach to the front entrance. The enclosed rear garden has been refreshed to provide a low-maintenance outdoor space, incorporating a paved patio, central artificial lawn and established planters – ideal for alfresco dining, entertaining or simply relaxing during the warmer months. Beyond the garden are three private parking spaces, providing excellent off-road parking provision.

Combining contemporary interiors, versatile living accommodation and generous private parking, this impressive end-terrace home represents an excellent opportunity in a convenient Leyland location. With two double bedrooms, an open-plan living arrangement, orangery and a well-designed rear garden, early viewing is highly recommended.

Breakfast Kitchen

9'12" x 12'6" (3.04 x 3.80)

Entrance via a modern composite door. UPVC double glazed window to front elevation. Stunning modern fitted kitchen comprising of wall and base units with soft-close features and contrasting worksurface. Integrated dishwasher, washing machine, wine cooler, fridge freezer and two ovens. Breakfast island housing induction hob. Composite 1.5 sink and drainer unit with mixer tap with tiled splashback. Tall pantry storage, cupboard housing boiler, inset spotlights to ceiling. Storage cupboard. Open plan access to lounge. Carpeted stairs leading to first floor accommodation.

Lounge

12'3" x 12'8" (3.73 x 3.85)

UPVC double glazed patio doors leading through to orangery. Internal door leading to downstairs W.C. Ceiling light fitting. LVT flooring. Two modern radiators. Log burner. TV aerial socket.

Orangery

8'12" x 10'3" (2.74 x 3.13)

UPVC double glazed door leading to rear garden patio area with feature full length glazed window side panels. UPVC double glazed windows to side elevation. Tiled flooring. Inset spotlights.

Ground Floor Cloaks W.C

3'6" x 5'2" (1.06 x 1.58)

Features a modern two piece suite in white comprising of a low flush W.C and pedestal wash hand basin with mixer tap and tiled splashback. LVT flooring. Ceiling light fitting. Modern radiator. Extractor fan. Wall hung vanity mirror and vanity unit.

First Floor Landing

8'5" x 6' (2.56 x 1.84)

Doors leading to all first floor accommodation. Modern column radiator. Pendant light fitting. Carpeted. Direct access to loft.

Bedroom One

11'1" x 12'6" (3.37 x 3.82)

UPVC double glazed window to rear elevation. Well-sized double bedroom filled with natural light. Pendant light fitting. Inset spotlights to ceiling. LVT flooring. Modern radiator.

Bedroom Two

8'2" x 12'6" (2.48 x 3.82)

UPVC double glazed window to front elevation. Pendant light fitting. LVT flooring. Modern radiator. Built in storage cupboard.

Bathroom

6'6" x 6'2" (1.97 x 1.88)

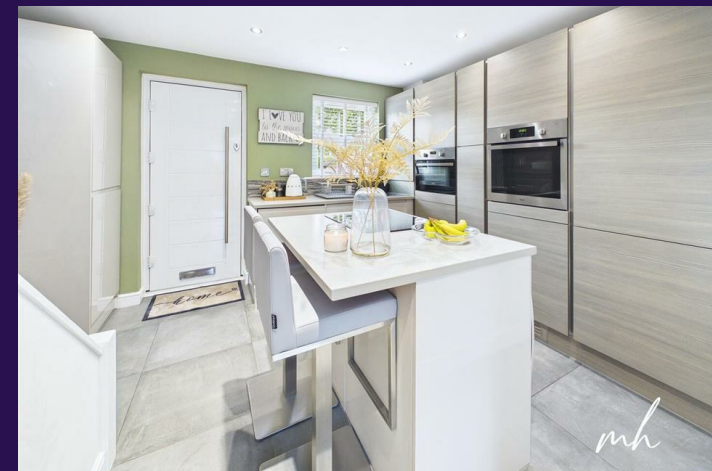
Features a modern three piece suite in white comprising of a low flush W.C, pedestal wash hand basin with mixer tap and tiled splash back, panelled bath with mains shower over with handheld fitment and glazed shower screen. Part tiled elevations. Inset spotlights to ceiling. Chrome towel ladder radiator. Wall mounted vanity mirror storage. LVT flooring. Extractor fan.

Front External

Enclosed by timber fencing with gated access opening onto a paved pathway leading to the front entrance. The garden is predominantly laid to lawn, with gravelled borders and a paved pathway providing access to a side gate and the rear garden.

Rear Garden

Beautifully landscaped and designed for easy maintenance, the rear garden offers an attractive outdoor space to relax and entertain. Featuring a neatly presented artificial lawn and a spacious paved patio area, there is ample room for outdoor dining and socialising. The garden is fully enclosed by timber fencing and benefits from gated access to the private allocated parking spaces to the rear, as well as a further gate providing access through to the front garden. A timber garden shed offers convenient additional outdoor storage.





Parking

Positioned to the rear of the property and approached via a long driveway from the cul-de-sac, there are three low-maintenance private parking spaces, together with gated access directly into the rear garden.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact our offices.

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.

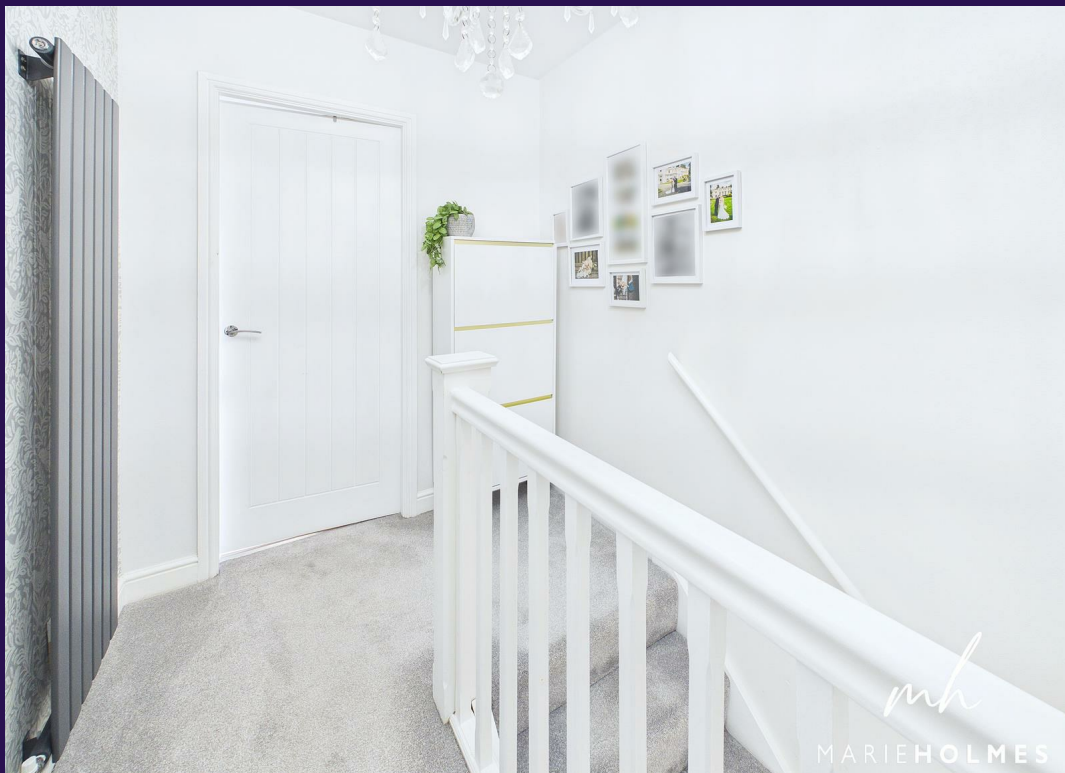
NOTICE:

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 offices.







Additional Information

Local Authority – South Ribble Council

Council Tax – Band A

Viewings – By Appointment Only

Tenure – Leasehold



mh

MARIE HOLMES



Approximate total area^m
65.3 m²
703 ft²

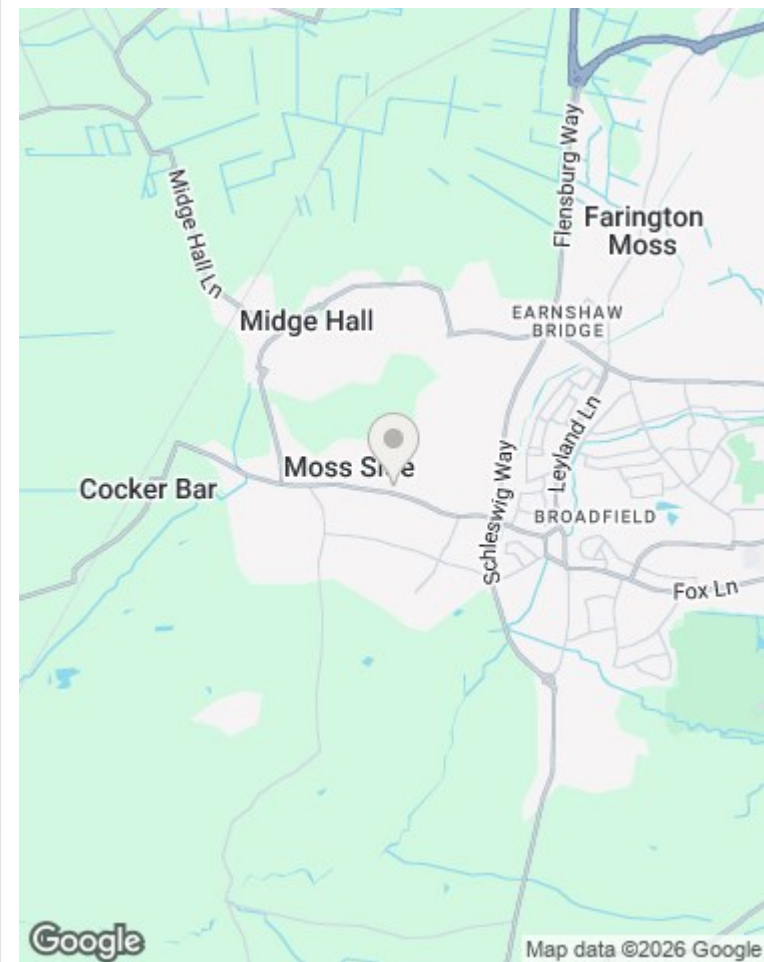
Reduced headroom
0.5 m²
5 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE 360



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.

Marie Holmes Estate Agents
36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	