



58 LEYLAND ROAD PENWORTHAM, PRESTON, PR1 9XS

£299,950
FREEHOLD

Marie Holmes Estate Agents are delighted to introduce to the market this stunning 1800's traditional semi detached family home, situated in the most popular and desirable location of Penwortham within an excellent local community. This well presented property is arranged over three floors and offers size, character and an amazing layout. There is an entrance vestibule leading through to the well appointed entrance hallway which leads to three spacious reception rooms, useful utility and cloak room. To the first floor there are two double bedrooms and a fabulous size four piece family bathroom and a most imposing landing area with access to the second floor. To the second floor there is another generous double bedroom. The property benefits from parking to the front and side elevations and boasts a private and sunny fully enclosed rear garden. A great local community with excellent local amenities, services and bus routes. The property has the benefit of no onward chain delay and early viewing is strongly advised.

MARIE HOLMES

SALES | LETTINGS | MORTGAGES

58 LEYLAND ROAD

- Stunning 1800s Semi Detached House • Arranged Over Three Floors • Three Generous Bedrooms • Three Reception Rooms • Great Size Well Equipped Kitchen • Spacious & Useful Utility Cloaks • Lots of Character & Many Original Features • Off Road Parking • Fabulous Private & Sunny Rear Garden • Viewing Essential & No Chain Delay



Entrance Vestibule

A stunning first impression with a gorgeous wooden door to the front elevation and stunning original leaded light window, side panels and part glazed door.

Entrance Hall

11'1" x 3'11" (3.38 x 1.19)

With original staircase to the first floor, laminate flooring and lovely oak doors off.

Front Lounge

11'10" x 12'10" (3.61 x 3.91)

Beautifully designed with uPVC double glazed bay to the front, laminate flooring, original coving to ceiling, coal effect gas fire with marble effect inset and mantel surround, ceiling light and radiator.

Second Lounge

13'8" x 13'1" (4.17 x 3.99)

With uPVC double glazed windows to the side and rear, laminate flooring, coving to ceiling and mantel surround.

Breakfast Room

13'6" x 7'8" (4.12 x 2.34)

A great place to dine being adjacent to the kitchen with laminate flooring, spot lights and two uPVC double glazed windows to the side elevation overlooking a pagoda covered courtyard and door to the kitchen.

Kitchen

16'8" x 9'10" (5.08 x 3.0)

A very well designed and fitted contemporary kitchen with a range of wall, drawer and base units with quartz working surfaces, stylish multi fuel cooking range with canopied extractor above, under slung stainless steel sink unit and carved drainer, integrated dishwasher, uPVC double glazed window to the side and a gorgeous curved window to a bright "breakfast nook", oak door to Inner Hall with access to utility and cloaks W.C.

Utility / Cloaks WC

8'3" x 5'11" (2.51 x 1.80)

With a range of wall and base units, sink unit, opaque uPVC double glazed window to the side and low suite W.C.

First Floor Landing

10'7" x 6'6" (3.22 x 1.98)

A breath taking split level landing with a spindled ballustrade gallery, stairs to second floor, ceiling light and doors off.

Bedroom One

13'9" x 9'1" (4.18 x 2.78)

With uPVC double glazed window to the rear, ceiling and wall lights, radiator.

Bedroom Two

11'7" x 10'6" (3.54 x 3.20)

Another double bedroom with uPVC double glazed sash window to the front, ceiling light and radiator.

Family Bathroom

13'7" x 7'10" (4.14 x 2.39)

A most impressive family bathroom with a four piece suite comprising contemporary free standing bath, pedestal wash hand basin, low suite W.C. and glazed shower enclosure, tiled to shower and part tiled elevations to the remaining suite, opaque sash style window to the rear, heated towel rail, spot lights,, extractor and tiled flooring.

Second Floor

Bedroom Three

17' x 12'4" (5.19 x 3.76)

Loft room currently used as a bright and spacious double bedroom with room to the eaves area, exposed beams to ceiling, spot light and Velux window.

Outside

To the front of the property there is parking to the side, a shared driveway with access to side secure gated area.

Rear Garden

A beautiful private and sunny rear garden with a lovely courtyard area with pagoda, perfect for entertaining. The remaining garden is laid to lawn with pathway leading to the furthest point. A great selection of mature plants, shrubs and trees.

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.

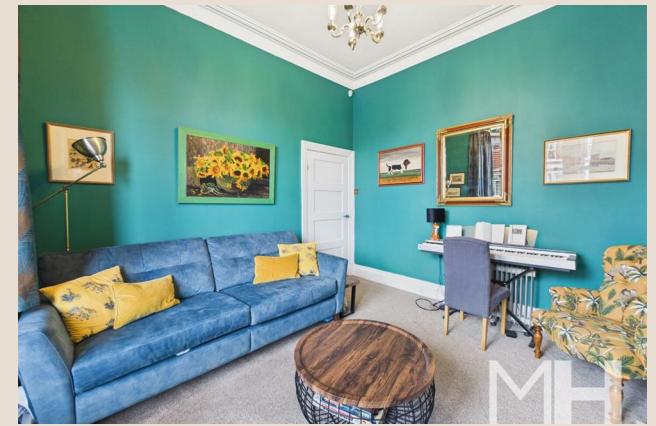
NOTICE:

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

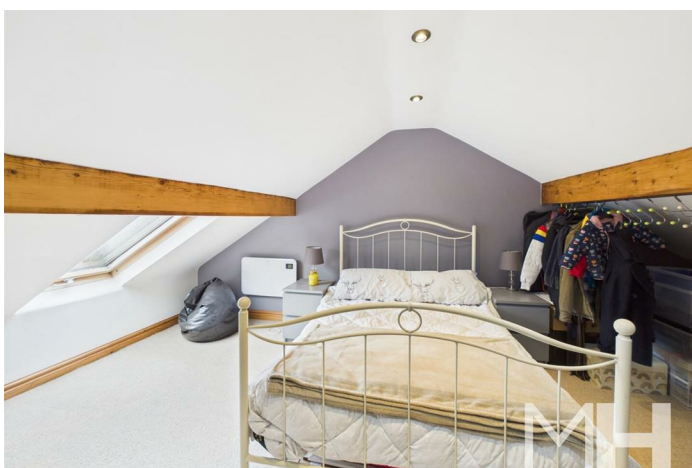
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

EPC Rating – D





Approximate total area^m
136.3 m²
1467 ft²

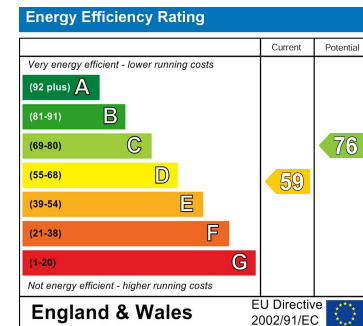
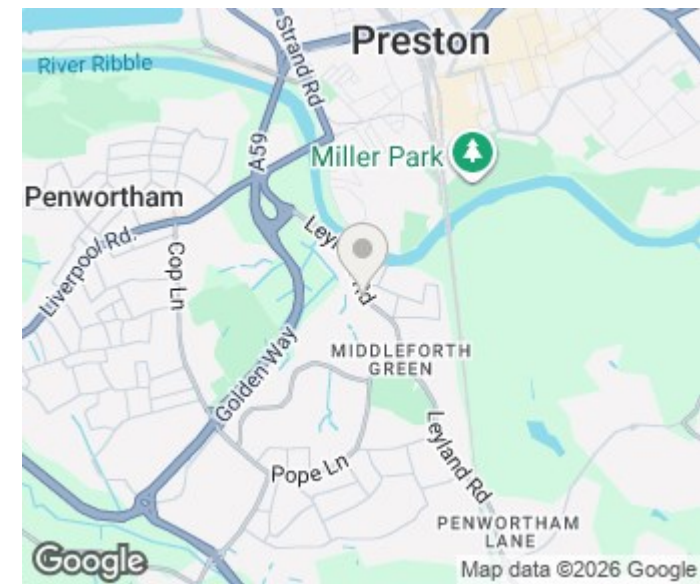
Reduced headroom
10.2 m²
110 ft²

(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.

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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