GUILDHALL
SALES & LETTINGS

30 Quins Croft

Leyland, PR25 3UX

Asking Price £180,000

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THREE BEDROOMED SEMI-DETACHED PROPERTY

This well-presented three-bedroom semi-detached property presents an excellent investment opportunity and is offered for sale with a sitting tenant in situ, providing an immediate rental income.

The accommodation briefly comprises an entrance hallway, a spacious lounge, a fitted kitchen, and a convenient ground floor WC. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom benefitting from an en suite shower room, together with a contemporary family bathroom.

Externally, the property enjoys a driveway providing off-road parking to the front and an enclosed rear garden, offering a private outdoor space.

Ideally suited to buy-to-let investors, this attractive home is situated in a popular residential location with excellent access to local amenities, schools, and transport links. Early viewing is highly recommended.

Ground Floor

Lounge 13'11" x 15'7" (4.26 x 4.75)

Kitchen 11'0" x 8'9" (3.37 x 2.68)

Ground Floor WC 6'3" x 3'2" (1.91 x 0.97)

First Floor

Bedroom One 11'0" x 9'1" (3.37 x 2.78)

En Suite 4'4" x 4'11" (1.33 x 1.52)

Bedroom Two 9'3" x 6'6" (2.82 x 2.00)

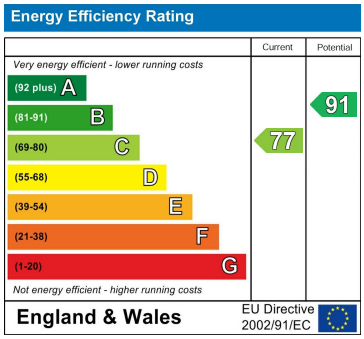
Bedroom Three 6'6" x 7'8" (1.99 x 2.35)

Bathroom 5'6" x 6'2" (1.68 x 1.89)

Area Map

Floor Plans

Energy Efficiency Graph



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