

32 ALBERT ROAD

LEYLAND, PR25 4YJ

Offers In The Region Of **£200,000**

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Attractive Three Bedroom Semi-Detached Home
- Ideal First Time Buyer or Family Home
- Popular Residential Location in Leyland
- Welcoming Entrance Hallway
- Spacious and Comfortable Living Room
- Modern Fitted Dining Kitchen with Integrated Appliances
- Three Bedrooms, Including Two Generous Doubles
- Contemporary Four-Piece Family Bathroom
- Driveway Parking and Generous Enclosed Rear Garden
- Close to Excellent Schools, Local Amenities and Motorway Networks

Property Summary

Situated within a popular and well-established residential area of Leyland, this attractive three-bedroom semi-detached home offers well-presented and thoughtfully arranged accommodation, making it an ideal choice for first-time buyers, young families and those looking to take their next step on the property ladder.

The property enjoys a convenient location within easy reach of an excellent range of local amenities, including supermarkets, independent shops and everyday facilities. Families will appreciate the proximity to a selection of highly regarded primary and secondary schools, including Balshaw's Church of England High School. For those commuting, the property is particularly well positioned, with excellent access to the surrounding motorway networks, providing convenient connections to Preston, Chorley, Manchester and beyond.

Internally, the accommodation briefly comprises a welcoming entrance hallway leading through to a comfortable and inviting living room, providing an ideal space for relaxation. To the rear is a modern dining kitchen, offering a practical and sociable environment for everyday family life, with ample space for dining.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom, ideally suited as a child's bedroom, nursery or home office. Completing the accommodation is a contemporary four piece family bathroom, finished in a modern style.

Externally, the property benefits from a low-maintenance front garden, together with a driveway providing valuable off-road parking. To the rear is a generously sized, fully enclosed garden, offering an excellent outdoor space for families, children and entertaining during the warmer months.

Early viewing is highly recommended to fully appreciate everything this property has to offer.

Entrance Hallway

4'5" x 6'8" (1.34 x 2.02)
Entrance via UPVC double glazed front door into the hallway. UPVC double glazed window to the side elevation Carpeted staircase leads to all first floor accommodation. Radiator. Wood effect laminate flooring. Pendant light fitting.

Living Room

13'1" x 16'5" (3.98 x 5.01)
A bright and airy room with UPVC double glazed window to the front elevation. Feature focal modern electric fire. Cupboard housing the utility meters. On the stairs, storage cupboard. Carpeted. Ceiling light fitting. Radiator.

Dining Kitchen

18' x 8'6" (5.49 x 2.58)
UPVC double glazed windows to the side and rear elevations. UPVC double glazed French doors lead out to the rear garden. Features a range of modern shaker style eye and base level units in Grey with contrasting complementary marble effect work surfaces over and matching splashbacks. Inset composite single bowl sink and drainer unit with chrome mixer tap. Integrated appliances include electric fan assisted oven, microwave grill, four burner gas hob with modern chimney style extractor over, 60/40 fridge freezer and dishwasher. Plumbed and space for washing machine. Modern radiator. TV aerial socket. Plenty of space for a family dining table and chairs. Tiled flooring. Inset spotlights to ceiling.

First Floor Landing

4'12" x 6'6" (1.52 x 1.98)
UPVC double glazed window to the side elevation. Features spindle balustrade landing with doors leading off to all first floor accommodation. Carpeted. Pendant light fitting.

Bedroom One

10' x 13'4" (3.06 x 4.07)
UPVC double glazed window to the front elevation. A bright and airy room with ample space for a king-size bed and freestanding bedroom furniture. TV aerial socket. Radiator. Pendant light fitting.

Bedroom Two

9'12" x 11'9" (3.04 x 3.59)
UPVC double glazed window to the rear elevation. Ample space for freestanding bedroom furniture. Carpeted. Radiator. Pendant light fitting.

Bedroom Three

7'9" x 9'3" (2.35 x 2.83)
UPVC double glazed window to the front elevation. Carpeted. Radiator. Pendant light fitting.

Family Bathroom

7'9" x 8'8" (2.35 x 2.63)
UPVC double glazed window to the rear elevation. Features a modern four-piece suite in white comprising of a low flush W.C, wash hand basin set within modern vanity unit with cupboard storage, panelled bath with mixer tap and corner step in shower with thermostatic controlled mixer shower. Fully tiled elevations. Chrome towel ladder radiator. Wall mounted LED vanity mirror. Inset spotlights to ceiling. Tiled flooring.

Rear Garden

To the rear of the property is a generously proportioned, fully enclosed garden, predominantly laid to lawn with an extensive paved patio area, ideal for outdoor dining, entertaining and relaxation. The garden benefits from established trees and mature greenery beyond the boundaries, creating a pleasant leafy backdrop and a good degree of privacy. Timber panel fencing encloses the garden, with paved pathways providing access around the lawn. To the rear is a useful timber garden shed, offering additional storage, together with a further seating area and a













brick-built feature barbecue. Offering excellent outdoor space, the garden provides plenty of potential for families, gardening enthusiasts and those who enjoy outdoor living.

Front External

To the front of the property is a generously proportioned driveway providing off-road parking, with gated access leading through to the side of the property. The frontage is enclosed by timber panel fencing, offering a degree of privacy, whilst a paved pathway leads to the main entrance.

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.




Learn to Swim
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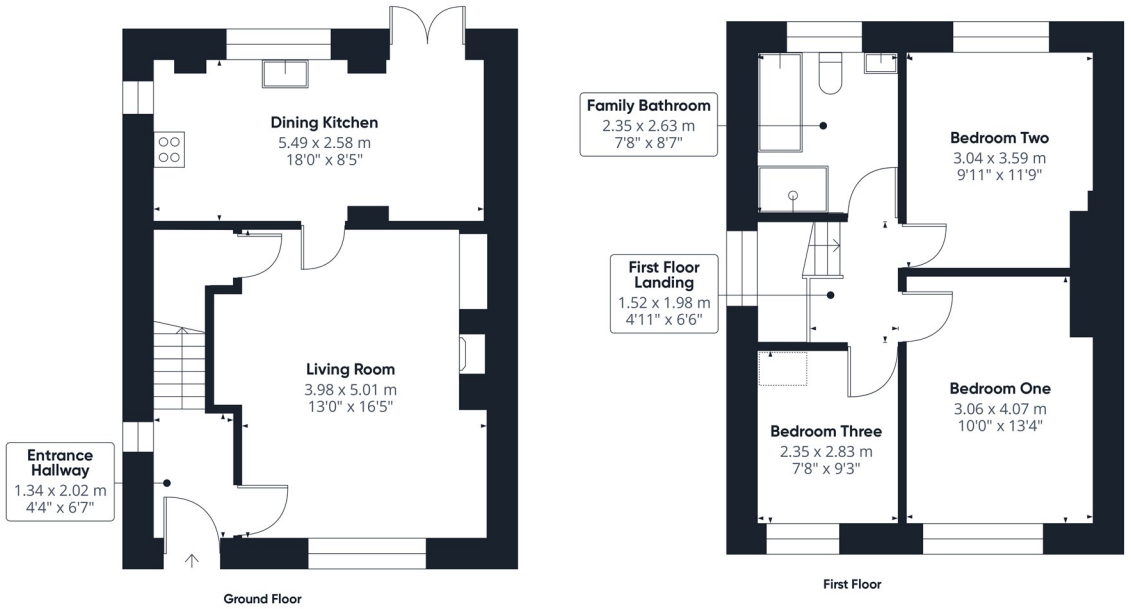
Additional Information

Local Authority – South Ribble Council

Council Tax – Band A

Viewings – By Appointment Only

Tenure – Freehold



Approximate total area(1)

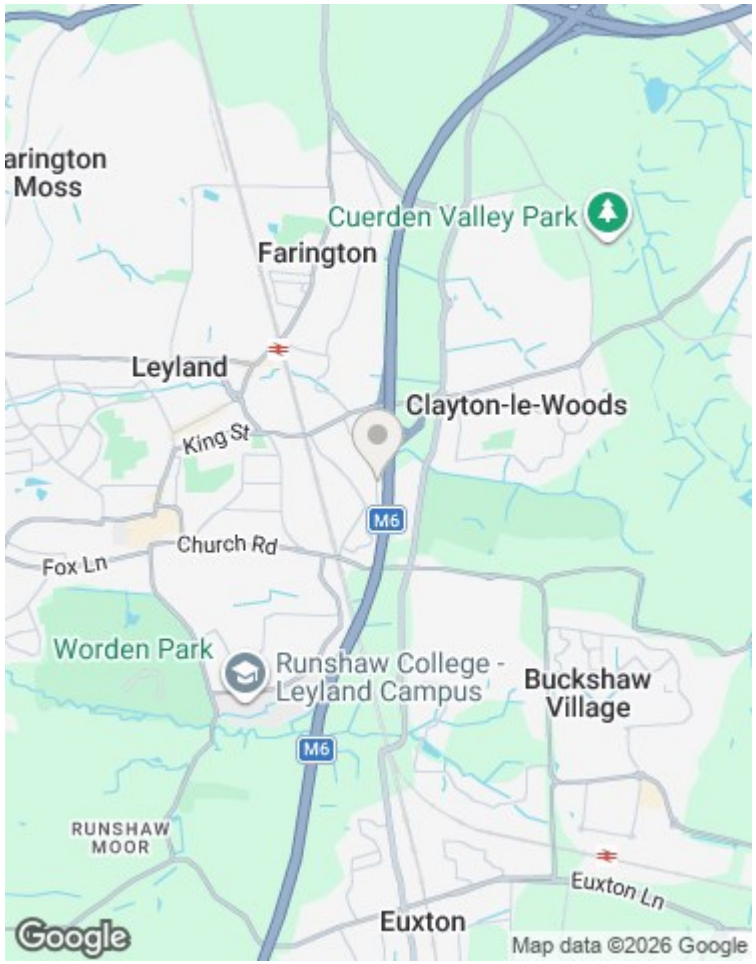
78.1 m²

841 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.

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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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