



37 Clarence Street, Leyland
Leyland

Offers Over **£150,000**



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Leyland

Two-bedroom semi-detached home near train station and M6. Bright living room, kitchen, family bathroom, low-maintenance garden. Ideal for first-time buyers or investors. Buyer Info Pack included.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Excellent transport links close to the train station and easy access to the M6 motorway
- Off-road parking
- Ideal First time buyer opportunity
- Buyers Information Pack provided
- Two Bedroom Home

Hallway

Tiled floor.

Kitchen

Good range of eye and low level units. Free standing gas cooker. Plumbed for washing machine and tumble dryer. Dining area. Understairs storage. Window to rear.

Lounge

Electric fire. Windows to front.

Landing

Loft with ladder access.

Bedroom 1

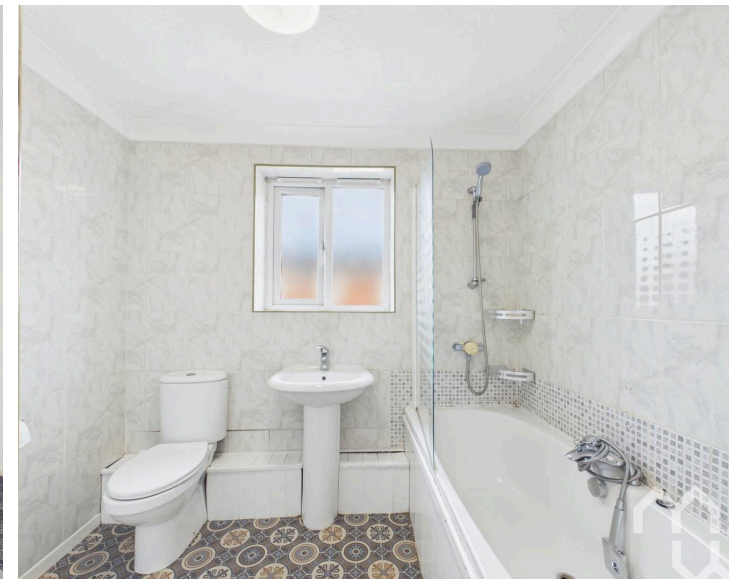
Built in storage. Window to front.

Bedroom 2

Window to rear.

Bathroom

Three piece suite comprising of; Pedestal wash hand basin, panelled bath, mains shower over and WC. Window to rear.



**Hallway**

Tiled floor.

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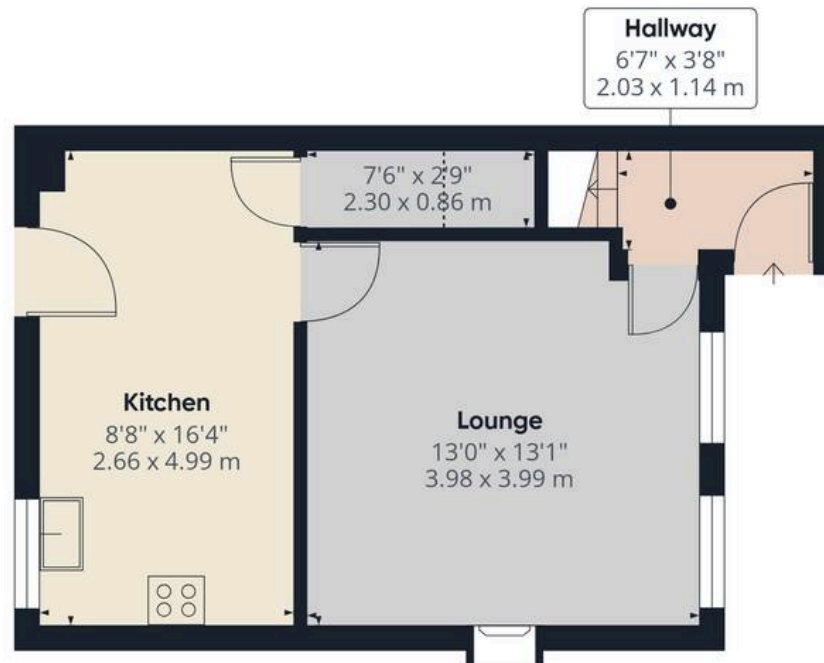
Window to rear.

Bathroom

Three piece suite comprising of; Pedestal wash hand basin, panelled bath, mains shower over and WC. Window to rear.

GARDEN





Ground Floor



Floor 1



Approximate total area⁽¹⁾

694 ft²

64.5 m²

Reduced headroom

8 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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