

91 CANBERRA ROAD

LEYLAND, PRESTON, PR25 3ET

£249,950

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Superb Three Bedroom Semi Detached Property
- Close to all Local Amenities & Leyland's Town Centre
- Ideal For Motorway Commuters
- Large Reception Room with French Doors to Rear Garden
- Well Proportioned Bedrooms with Modern Fitted Storage
- Modern Three Piece Family Bathroom
- Generous Sized Front And Rear Gardens
- Driveway Parking For Several Cars And Garage
- Excellent Access to Schools, Transport Links & City Centre
- Early Viewing Essential

Property Summary

Ideally positioned within the popular and well-connected town of Leyland, this property enjoys a highly convenient setting with an excellent range of everyday amenities close at hand. The town offers a variety of shops, supermarkets, schools and leisure facilities, together with excellent transport connections. Regular bus services operate throughout the area, while Leyland railway station provides convenient links to Preston, Manchester and beyond. The M6 and M61 motorway networks are also easily accessible, making this an ideal location for those commuting across the North West.

Internally, the accommodation begins with a welcoming entrance hallway leading into a generously proportioned lounge, complemented by a designated dining area that provides a versatile space for both everyday living and entertaining. To the rear of the property is a fitted kitchen, offering ample practicality and convenient access directly into the garden. Upstairs, there are well-proportioned bedrooms, enhanced by useful built-in wardrobe storage, together with a modern family bathroom fitted with a contemporary three-piece suite.

Outside, the property continues to impress with a substantial driveway providing off-road parking for multiple vehicles, in addition to a garage offering further parking or storage. The rear garden is a particularly attractive feature, being both generous in size and enclosed to provide an excellent degree of privacy. With plenty of space for outdoor seating, dining and recreation, it provides a superb setting for entertaining family and friends or simply enjoying the garden throughout the warmer months.

Viewing comes highly recommended to fully appreciate.

Entrance Hallway

4'8" x 8'7" (1.41m x 2.62m)
Entrance via a composite door with obscured glass panel. UPVC double glazed window to front and side elevations. Carpeted spindle balustrade staircase leads to all first floor accommodation. Decorative coving to ceiling. Under stairs storage cupboard. Ceiling light fitting. Carpeted. Radiator. Internal door leading through to all ground floor accommodation.

Lounge Diner

12'7" x 22'1" (3.83m x 6.72m)
UPVC double glazed bay window to front elevation. UPVC double glazed patio doors to rear garden. Feature fireplace with freestanding wood-burning stove, decorative herringbone brick surround, complemented by rustic timber detailing and a raised brick hearth. Ample space for dining table. Decorative coving to ceiling. Ceiling light fittings. Carpeted. Two radiators.

Kitchen

9'4" x 12'4" (2.84m x 3.75m)
UPVC double glazed door with obscured glass leading to rear garden. UPVC double glazed window to rear elevation. Features a range of modern eye and base level units in wood effect shaker style with contrasting complimentary work surfaces and upstands over with feature under cabinet lighting. Inset stainless steel one and a half bowl sink and drainer unit with mixer tap. Integrated electric oven, four ring gas hob with modern stainless steel chimney style extractor over and modern splashback. Space/plumbing for dishwasher and washing machine. Integrated fridge/freezer. Tiled flooring. Inset spotlights to ceiling. Radiator.

First Floor Landing

3'3" x 6'1" (0.99m x 1.85m)
UPVC double glazed obscured glass window to side elevation. Pendant light fitting. Decorative coving to ceiling. Carpeted. Doors leading to all first floor accommodation.

Bedroom One

10'8" x 11'8" (3.26m x 3.55m)
UPVC double glazed window to front elevation. Features a complimentary range of fitted furniture including robe and drawer storage and knee hole dressing table all in wood effect finish. Decorative coving to ceiling. Pendant light fitting. Carpeted. Radiator.

Bedroom Two

8'6" x 9'11" (2.58m x 3.01m)
UPVC double glazed window to rear elevation. Features a complimentary range of fitted furniture including robe and drawer storage and knee hole dressing table all in wood effect finish. Decorative coving to ceiling. Pendant light fitting. Carpeted. Radiator.

Bedroom Three

7'2" x 7'7" (2.18m x 2.31m)
UPVC double glazed window to front elevation. Direct access to loft. Carpeted. Radiator. Pendant light fitting.

Family Bathroom

9'3" x 6'11" (2.82m x 2.11m)
UPVC double glazed obscured window to rear elevation. Features a modern three piece suite in white comprising of a low flush W.C, wash hand basin set within a vanity unit with cupboard storage and panelled bath with electric shower over, handheld fitment and glazed shower screen. Fully tiled elevations. Chrome towel ladder radiator. Inset spotlights to ceiling. Built in storage cupboard.

Garage

8'2" x 14'4" (2.49m x 4.38m)
A single detached garage with up and over garage door. Power and light.

Front External

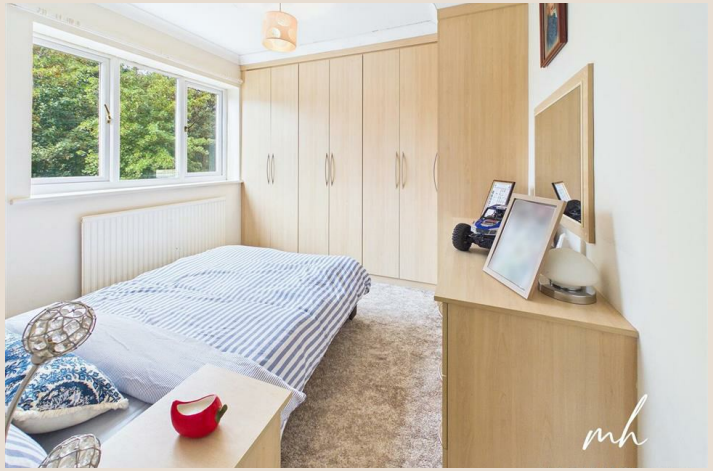
The front of the property is designed for ease of













maintenance, mainly laid to lawn with established planted borders featuring a variety of mature trees, plants, shrubs and bushes. A generous driveway provides off-road parking for several vehicles and leads to the detached single garage.

Rear External

The established rear garden is predominantly laid to lawn and complemented by well-stocked planted borders containing a variety of mature shrubs and trees. A paved patio area adjoins the property and is conveniently accessed from the lounge dining area and kitchen providing an ideal space for outdoor seating and al fresco dining. This is complemented by a raised decking area, offering additional space to relax and enjoy the 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.






Laundry





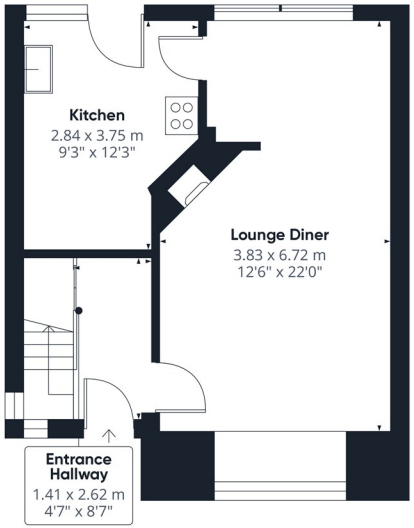
Additional Information

Local Authority – South Ribble Council

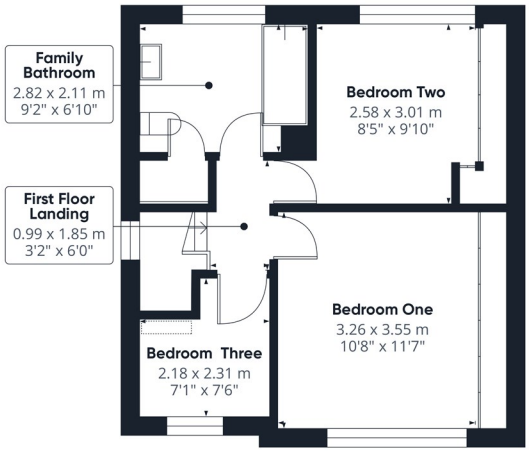
Council Tax – Band C

Viewings – By Appointment Only

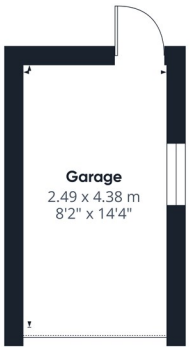
Tenure – Freehold



Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Approximate total area(1)

85.1 m²

914 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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