



4 Pennington Drive, Farington Moss, Leyland, PR26 6QN  
£220,000



## GROUND FLOOR

### Lounge 10'4" x 13'10" (3.17m x 4.24m)

High quality wood effect laminate flooring with curtains and blind

### Kitchen/diner 11'10" x 13'5" (3.61m x 4.11m)

High quality wood effect laminate flooring with patio doors leading to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, slim-line dishwasher and fridge-freezer

### WC/cloaks

High quality wood effect laminate flooring with 2 piece bathroom suite in white, separate showering enclosure, spotlighting, radiator and blind

## FIRST FLOOR

### Bedroom 13'6" x 8'5" (4.14m x 2.58m)

Carpet flooring with window to the rear elevation and blind

### Bedroom 6'11" x 8'11" (2.13m x 2.73m)

Carpet flooring with window to the front elevation and blind

### Bathroom

Viny flooring with 3 piece bathroom suite in white, partially tiled decor and radiator

## SECOND FLOOR

### Bedroom 14'8" x 13'6" (4.49m x 4.14m)

Carpet flooring with fitted wardrobes and blind

### En-suite

Vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, Velux-style window, spotlighting and radiator

### EXTERNAL

Driveway to the front of the property for 2 vehicles with gated access to the rear garden. Enclosed rear garden with panel fencing, laid to lawn and patio area.