

2 Bedroom Terraced for Sale - Offers in Excess of **£129,950**

Leyland Lane, Leyland, Preston, PR25 1XE



KEY FEATURES:

- MODERN TWO BEDROOM TERRACE
- STYLISH MODERN HOME WITH EXTENSION
- OPEN PLAN DINING KITCHEN
- ORANGERY TO THE REAR
- HIGH GLOSS UNITS & UNDERFLOOR HEATING
- LOW MAINTENANCE GARDEN AND PATIO AREA
- MODERN FITTED THREE PIECE BATHROOM SUITE

Description

*** TWO BEDROOM MODERN SYLISH TERRACE WITH OPEN PLAN LIVING TO THE REAR WITH ORANGERY - NOT TO BE MISSED - STUNNING FIXTURES AND FITTINGS THROUGHOUT WITH UNDERFLOOR HEATING. ****

Leftmove are delighted to offer for sale this deceptively spacious two bedroom mid terraced property in the heart of Leyland. Internally the Contemporary modern home comprises entrance porch, lounge with door leading to the kitchen diner. The kitchen diner is generously sized and is fitted with a very stylish range of high gloss units with complementary worktops, built-in oven, hob and extractor with light. There is also under floor heating and under unit lighting. The kitchen is open plan to the orangery. The orangery is a superb addition to this property and provides a bright and spacious second reception room with a sliding door leading to the rear low maintenance garden. To the first floor you will find a modern Fully Shower Room with vanity basin. The loft room is access via the drop down ladder located on the landing. The Master Bedroom has a exposed Brick Chimney Breast with double glazed window over looking the front with the 2nd bedroom to the rear. Located near Local amenities, Motorway Links and Supermarkets this home is not to be missed! Call now to arrange your viewing.

Ground Floor

Entrance Hallway - Double Glazed door to enter - Door to Lounge, Cupboard housing fuse box.

Lounge - 14' 10" x 11' 10" (4.54m x 3.63m) Lounge with double glazed window to the front elevation, neutrally decorated and fully carpeted with partially glazed door leading to the kitchen diner. Power and light.

Kitchen Diner - 14' 10" x 9' 10" (4.54m x 3m) The kitchen Diner is a modern contemporary fitted design and is fitted with a very stylish range of high gloss units with complementary worktops. Built-in oven, hob and extractor with light. There is also under floor heating and under unit lighting. Fully Tiled Floor throughout. The kitchen is open plan to the orangery.

Orangery - 11' 10" x 8' 11" (3.62m x 2.72m) Open plan Layout from the kitchen - Double glazed patio doors leading out into the garden. Tile floor leads from kitchen to the Orangery. Power and light.

First Floor

Landing - Window to the side elevation. Doors To all rooms. Loft Hatch access.

Master Bedroom - 14' 11" x 11' 10" (4.56m x 3.61m) Double glazed window to the front elevation, neutrally decorated Power and Light. Exposed Brick Chimney Breast, fully carpeted.

Bathroom - Fully Modernised Shower room with vanity sink and WC. Fully tiled room with spotlight. Heated Towel Rail. Double Glazed window to rear of Property.

Bedroom Two - 10' 4" x 6' 9" (3.15m x 2.09m) Double glazed window to rear elevation, Neutrally decorated, Power and Light.

Second Floor

Loft Room - 14' 8" x 9' 7" (4.48m x 2.93m) The loft can be accessed off the landing and has been boarded with power and light, and has a skylight window.

Exterior

Rear Garden - The rear is a patio garden which has artificial grass and gated access to the side leading to the front of the property.

Front Garden - The front is small garden frontage with gated access.



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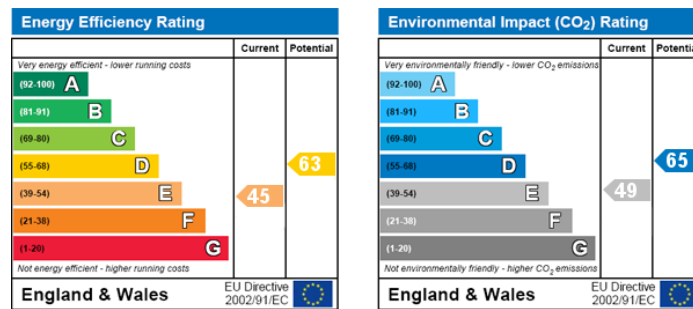
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Floorplans



Energy Efficiency and Environmental Impact



Additional Information

Tenure:

We have been advised by the vendor that the property is Freehold. This information should always be checked by a solicitor prior to purchase.

Council Tax:

The property is BAND A for council tax.

Notice:

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

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 of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be

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given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.

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