



58 LEYLAND ROAD PENWORTHAM, PRESTON, PR1 9XS

£299,950
FREEHOLD

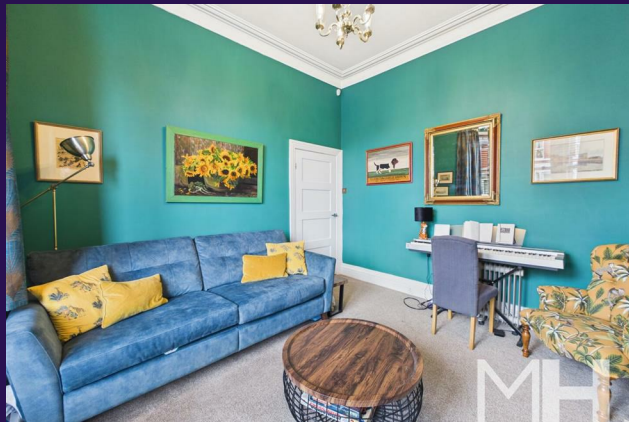
A stunning 1800's traditional semi detached family home in the most popular and desirable location of Penwortham within an excellent local community. The property is arranged over three floors and offer size, character and an amazing layout. There is an entrance vestibule to lovely entrance hall, three spacious reception rooms, useful utility and cloak room. To the first floor there are two double bedrooms and a fabulous size four piece bathroom, a most imposing landing area with access to the second floor. To the second floor there is another generous double bedroom. There is parking to the front and an amazing private and sunny fully enclosed rear garden. A great local community is excellent local amenities, services and bus routes. The property has the benefit of no onward chain delay and early viewing is strongly advised.

MARIE HOLMES

SALES | LETTINGS | MORTGAGES

58 LEYLAND ROAD

- Stunning 1800s Semi Detached House • Arranged Over Three Floors • Three Generous Bedrooms • Three Reception Rooms • Great Size Well Equipped Kitchen • Spacious & Useful Utility Cloaks • Lots of Character & Many Original Features • Off Road Parking • Fabulous Private & Sunny Rear Garden • Viewing Essential & No Chain Delay



Entrance Vestibule

Entrance Hall

Front Lounge

Back Lounge

Breakfast Room

Kitchen

Utility Cloak WC

First Floor Landing

Bedroom One

Bedroom Two

Family Bathroom

Second Floor

Bedroom Three

Outside

Rear Garden

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

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.

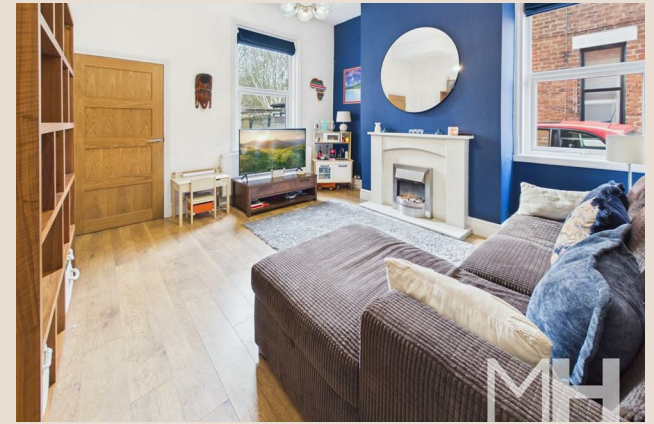
NOTICE:

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 office on 01772 750777.

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ADDITIONAL INFORMATION

Local Authority – South Ribble

Council Tax – Band B

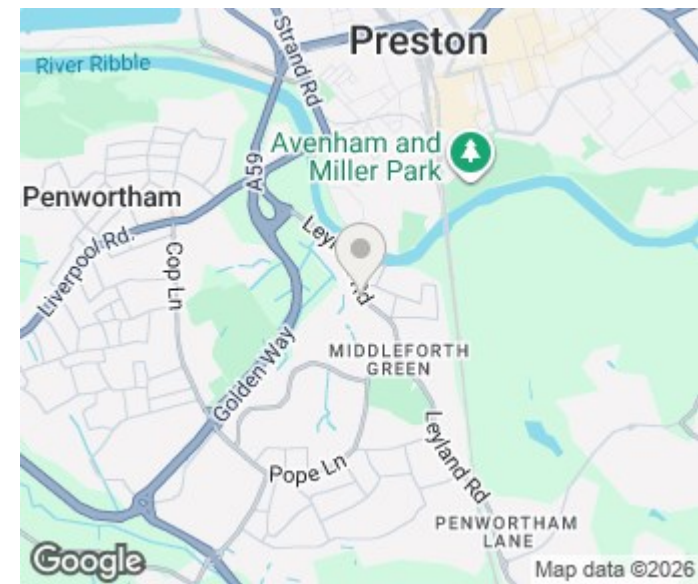
Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

EPC Rating – D





Approximate total area^m
136.3 m²
1467 ft²

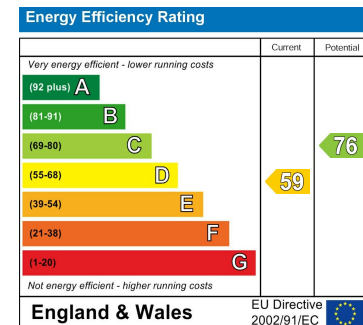
Reduced headroom
10.2 m²
110 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

Marie Holmes Estate Agents

36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk

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