



107 LEYLAND ROAD PENWORTHAM, PRESTON, PR1 9QJ

ASKING PRICE £159,950
FREEHOLD

A lovely location within a great local community having a fabulous neighbourly feel, whether that's the excellent local services, amenities, social settings and of course the magnificent Christmas tree themes that line Leyland Road during the festive season – this area has it all. This mid terraced garden fronted home has three good size bedrooms, two generous reception rooms, fitted kitchen, downstairs cloaks and a four piece family bathroom. The property has gas central heating and uPVC double glazing. To the rear there is a spacious flagged courtyard with rear gated access. Viewing is essential to fully appreciate the size, setting, location and character this amazing home has to offer. Outstanding Local Schools, great amenities, bus routes and easy main road connectivity. Offered with No Chain Delay.

MARIE HOLMES

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107 LEYLAND ROAD

- Mid Terraced Family Home Being Garden Fronted • Character Property • Excellent Community Feel • Three Good Size Bedrooms • Two Spacious Reception Rooms • Four Piece Family Bathroom • Gas Central Heating • Beautifully Decorated & Presented • Enclosed Rear Courtyard • Outstanding Local Schools



Entrance Vestibule

With lovely original Minton flooring, quality composite door and fan light window and door to hall.

Entrance Hall

With wooden flooring, radiator, ceiling light, door to lounge and stairs to first floor.

Lounge

12'11" x 11'7" (3.94 x 3.53 (3.93 x 3.54))

With uPVC double glazed window to the front, gas fire with marble effect mantel surround, wooden flooring, ceiling light and radiator.

Dining Room

13'5" x 11'11" (4.09 x 3.63 (4.10 x 3.62))

With wooden flooring, radiator and uPVC double glazed window to the rear.

Kitchen

10'2" x 6'6" (3.10 x 1.98)

With a range of wall, drawer and base units with contrasting working surfaces, gas cooker, single stainless steel sink and drainer unit, plumbed for washer, space for upright fridge freezer, uPVC double glazed window to the rear, half glazed wooden door to side accessing side.

Cloaks W.C.

Greta space with a two piece suite comprising low suits W.C. and wash hand basin and lots of room for additional storage.

First Floor Landing

With split level landing and spindled balustrade gallery, Velux skylight to roof, radiator, ceiling light, loft access and doors off.

Bathroom

10'2" x 6'7" (3.10 x 2.01)

With a four piece suite comprising low suite W.C. pedestal wash hand basin, panelled bath and glazed shower compartment being fully tiled and having mains shower, radiator, extractor fan and opaque uPVC double glazed window to the rear.

Bedroom One

14'3" x 9'5" (4.34 x 2.87)

With uPVC double glazed window to the front, radiator, ceiling light and fitted wardrobe.

Bedroom Two

11'5" x 8'4" (3.48 x 2.54)

With uPVC double glazed window to the rear, radiator, ceiling light and fitted wardrobe.

Bedroom Three

10'6" with walk in of 6'5" (3.20 with walk in of 1.96 (3.21 x 1.95))

This bedroom is a great third size with uPVC double glazed window to the front, radiator, ceiling light and useful top box storage.

Front garden

With stylish original gate post, brick built feature wall and graveled area.

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ADDITIONAL INFORMATION

Local Authority –

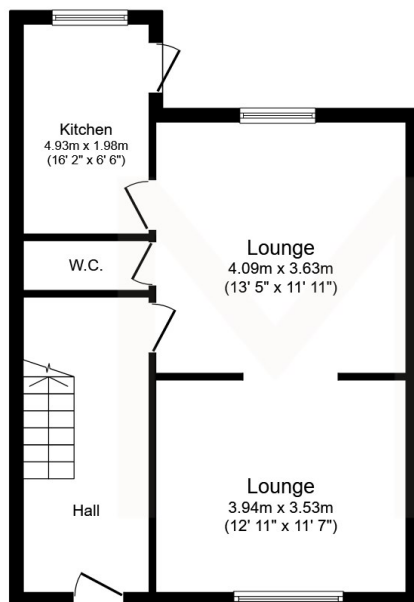
Council Tax – Band A

Viewings – By Appointment Only

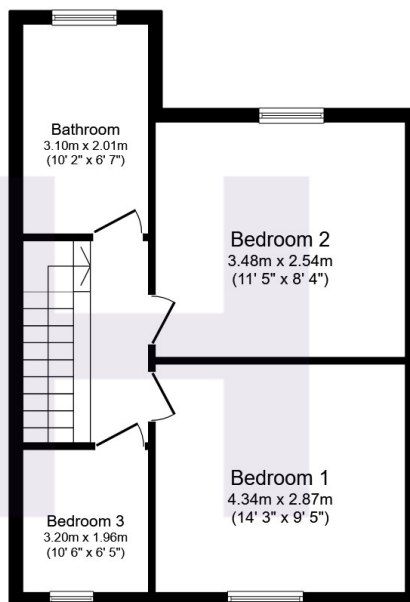
Floor Area – sq ft

Tenure – Freehold

EPC Rating – D



Ground Floor
Floor area 47.6 sq.m. (512 sq.ft.)



First Floor
Floor area 47.6 sq.m. (512 sq.ft.)

Total floor area: 95.2 sq.m. (1,024 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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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