



31 NOOKFIELD

LEYLAND, PRESTON, PR26 7YB

Offers In Excess Of £100,000
FREEHOLD

- Lovely Quarter Home • Well Presented Throughout • Contemporary Kitchen & Spacious Lounge • Modern Bathroom Suite • Electric Heating • UPVC Double Glazing • Great Motorway Connectivity • Parking & Gardens • Quiet End of Cul de Sac Position • Early Viewing Advised

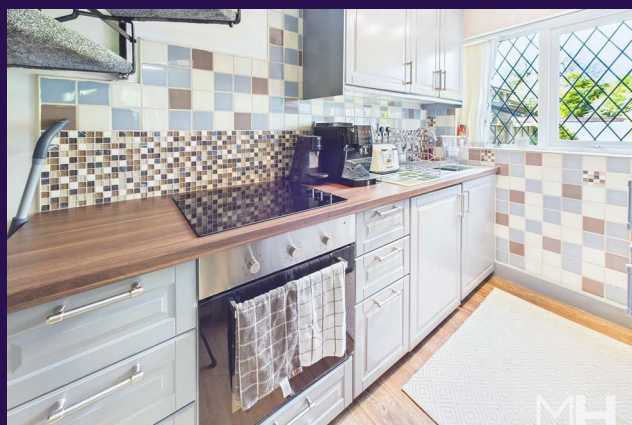
MARIE HOLMES
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31 Nookfield

Marie Holmes are delighted to offer for sale this superb, beautifully presented quarter house featuring a stylish contemporary kitchen, a welcoming lounge, a generously sized master bedroom, and a modern three-piece bathroom suite. The property benefits from electric heating and UPVC double glazing throughout, ensuring comfort and efficiency.

Externally, there is a designated parking bay along with well-maintained gardens to the front and side, offering pleasant outdoor space. Ideally positioned at the head of a quiet cul-de-sac, the home enjoys open fields beyond, creating a peaceful setting while still providing excellent motorway links and convenient access to local amenities and supermarkets.

Early viewing is highly recommended to fully appreciate the space, setting, and high standard of presentation this delightful home has to offer. Ideal for a first time buyer, working professionals or investors alike.



Lounge

Entrance via a modern Composite front door. A bright and airy room with two UPVC double glazed windows, one to the front elevation and on to the side. Wall mounted electric heater. TV aerial socket. Ceiling light fitting. Wood effect laminate flooring. Spiral staircase leading to to all first floor accommodation and open plan to the kitchen.

Kitchen

UPVC double glazed window to the front elevation. Features a range of modern eye and base level units with contrasting work surfaces over. Stainless steel sink and drainer unit. Integrated electric oven and hob with extractor over. Integrated washing machine. Integrated fridge freezer. Part tiled elevations. Wood effect laminate flooring. Spotlight track to ceiling.

First Floor Landing

With ceiling light and doors off.

Bedroom

A generous double bedroom with UPVC double glazed windows to the front and side elevations. Features fitted robe storage. Ceiling light fitting. Wall mounted electric heater. Carpeted.

Bathroom

UPVC double glazed window to the front elevation. Features a three piece suite in white comprising of a low flush W.C, pedestal wash hand basin and

panelled bath with electric shower over and glazed shower screen. Fully tiled elevations. Vinyl floor covering. Ceiling light fitting.

Exterior

The property benefits from a neat laid to lawn garden to the front elevation with picket fence and gated access. Pathway leading to the front door. Parking to front for several vehicles.

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:

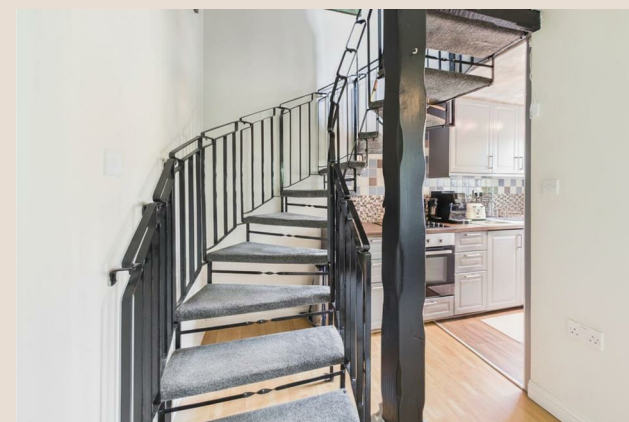
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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

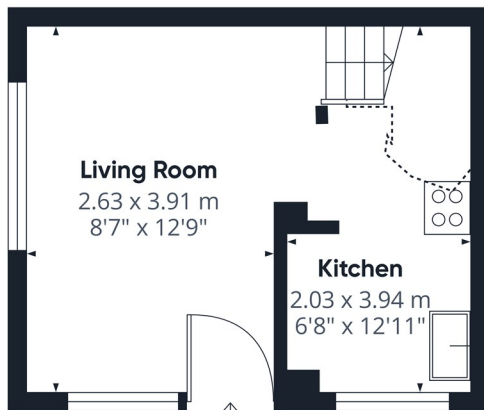
Council Tax – Band A

Viewings – By Appointment Only

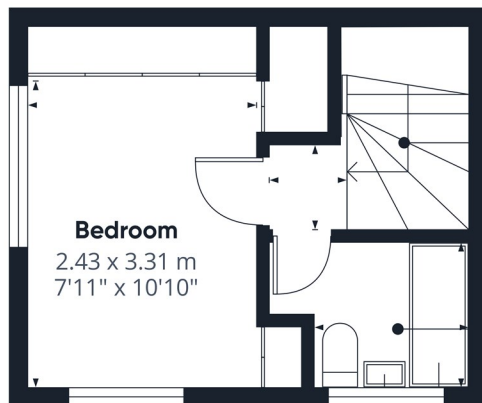
Tenure – Freehold

EPC Rating – D





Ground Floor



First Floor



Approximate total area

33.1 m²
356 ft²

Reduced headroom

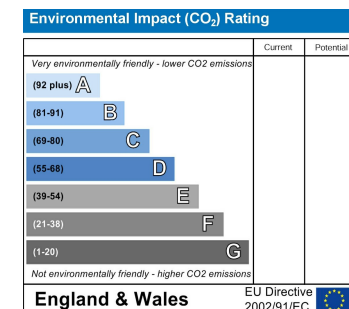
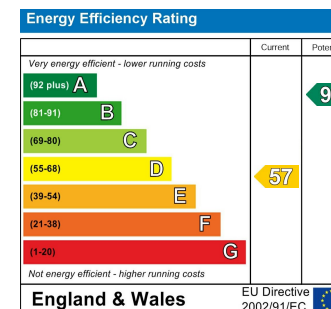
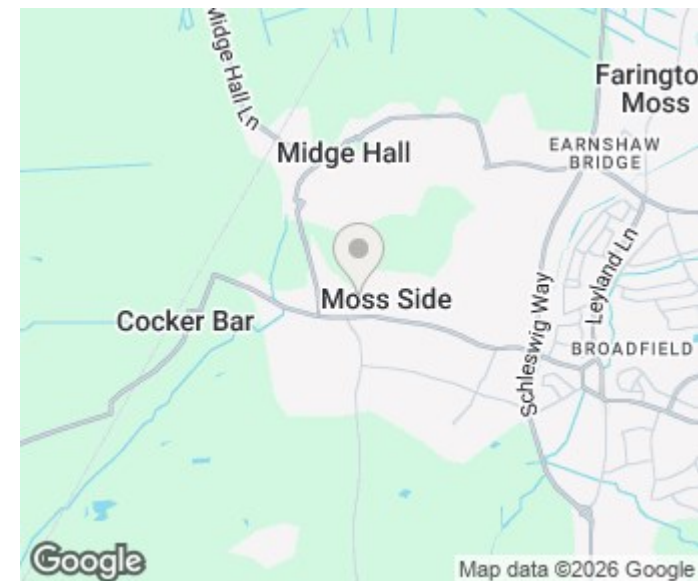
1.7 m²
18 ft²

(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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