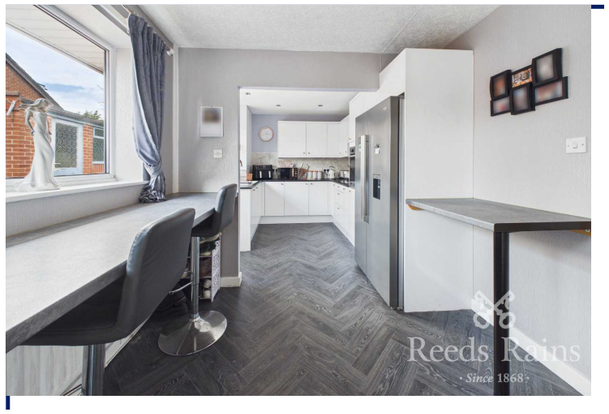


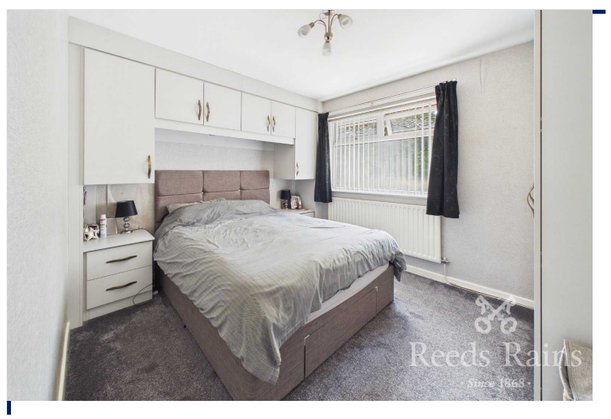


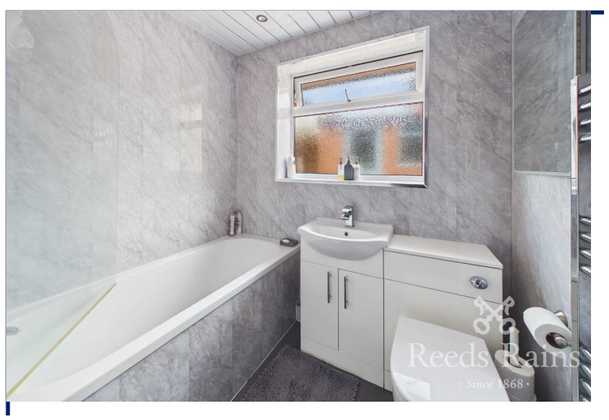












Bow Lane, Leyland, Lancashire,
PR25

Offers Over: £250,000
Freehold

Reeds Rains

reedsrains.co.uk

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Offers Over: £250,000 Freehold

Council Tax Band: C
EPC Rating: D

SEMI DETACHED TRUE BUNGALOW WITH REAR DRIVEWAY, CARPORT AND GARAGE This bungalow has been much improved by the current owner and viewing is essential to appreciate fully. Internally the accommodation is spacious with a welcoming reception hallway that has access to a useful utility cupboard, lounge and a breakfast kitchen with integrated appliances. There is a conservatory extension which provides access to a sitting room or third bedroom as it has access to an ensuite. At the other side of the property there are two double bedrooms and a modern three-piece bathroom. Low maintenance gardens can be found to both the front and rear, also to the rear is a driveway providing access to a carport and single garage. The property is located in a popular residential area providing easy access to the town Centre, well regarded schools and transport links including the train station and motorway network. Call now to arrange your viewing.

Ground Floor

Reception Hallway
Welcoming hallway access by a double glazed door. Radiator. Store cupboard. Useful utility cupboard with plumbing for washing machine. Loft access.

Lounge
15'4" x 12'6" (4.67m x 3.8m)
Light and spacious lounge with front facing double glazed window. Living flame coal effect gas fire with brick surround. Radiator. TV point. Access to the breakfast kitchen.

Breakfast Kitchen
18'3" x 8'8" (5.56m x 2.64m)
Two rear facing double glazed windows and door leading to the garden. Range of wall and base units with worktop surfaces, breakfast bar and single drainer sink unit with mixer tap. Integrated electric oven and electric hob with extra extractor hood over. Integrated dishwasher. Panelled splashbacks. Radiator. Cupboard concealed gas central heating boiler. French doors leading to the conservatory.

Conservatory
10'3" x 6'6" (3.12m x 1.98m)
Double glazed dwarf wall conservatory with French doors leading to the garden. Electric heater. Tiled floor. Door leading to bedroom three or additional sitting room.

Bedroom Three/Sitting Room
11'5" x 11'7" (3.48m x 3.53m)
Front facing double glazed window. Radiator. Door leading to an ensuite.

En-Suite
Two double glazed windows. Three piece suite with hand basin, WC and shower cubicle. Tiled walls. Radiator. Extractor fan.

Bedroom One
11'6" x 9'7" (3.5m x 2.92m)
Double bedroom with front facing double glazed window. Radiator. Built in double wardrobe and additional fitted wardrobes and bedside cabinets.

Bedroom Two
7'7" x 11'6" (2.3m x 3.5m)
Further double bedroom with rear facing double glazed window. Radiator.

Bathroom
Rear facing double glazed window. Three piece suite comprising hand basin, WC and panelled bath with shower over. Panelled walls. Heated towel rail. Extractor fan.

Gardens, Parking and Garage
To the front of the property there is a wall enclosed low maintenance garden with pathway leading to the front door. A gate provides access to a side garden area with paved patio and access to the rear garden. The rear garden is again low maintenance with paved patio area, outside tap and access to the carport, garage and driveway.
A driveway provides parking and access to further parking in the carport. There is also a garage accessed by an electric roller door, power and light. Side facing window and door leading to the garden.

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



For full EPC please contact the branch.



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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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Other important information which you will need to know about this property can be found at reedsrains.co.uk