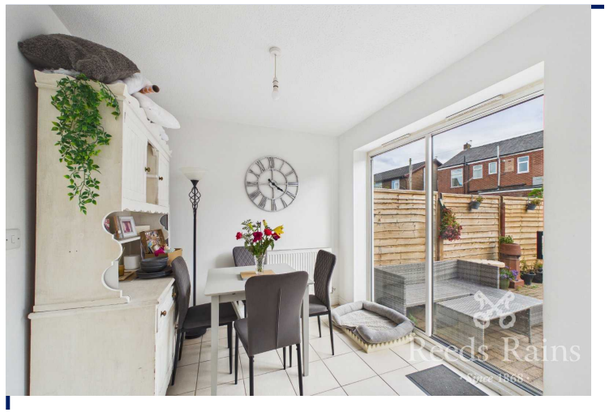
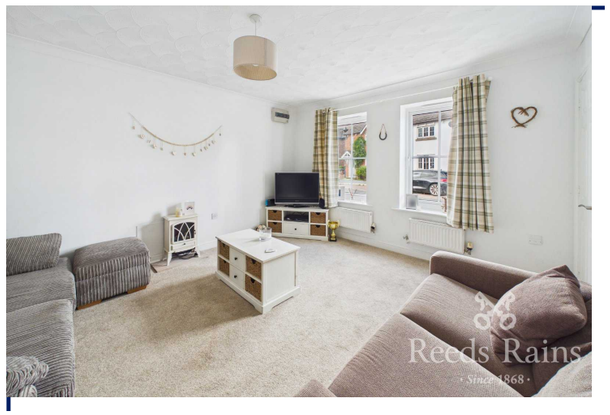


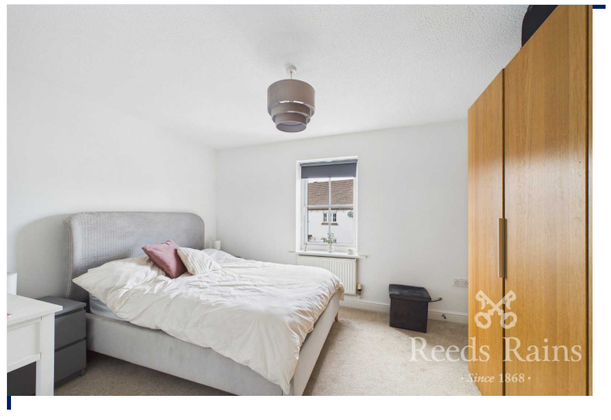


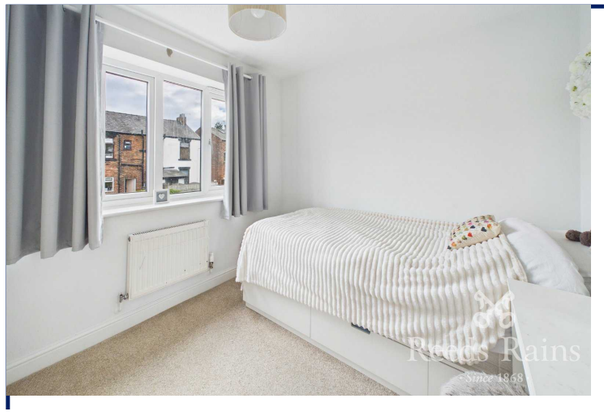












Jubilee Way, Croston, Leyland,
Lancashire, PR26

Offers in the region of:
£210,000 Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Jubilee Way, Croston, Leyland, Lancashire, PR26
Offers in the region of: £210,000 Freehold

Council Tax Band: C
EPC Rating: C

IDEAL FIRST TIME BUY OR DOWNSIZE OPPORTUNITY, OFFERED FOR SALE WITH NO ONWARD CHAIN Located in this popular and pleasant village this property must be viewed to appreciate fully. On the ground floor there is an entrance area, spacious lounge, dining room, modern fitted kitchen and a useful WC. To the first floor there is a three-piece bathroom and three bedrooms, the main having access to an ensuite shower area. To the rear of the property there is a low maintenance south facing garden and off-road parking can also be found to the rear. The property is double glazed and has gas central heating. Croston is a popular village set in a semi rural area. There is a train station, well regarded schools, shops and a range of bars and restaurants. Towns such as Charley and Leyland are easily accessible and viewing is highly recommended.

Ground Floor

Entrance Area
Accessed by a double glazed door. Radiator. Stairs leading off to the first floor and door leading to the lounge.

Lounge
14'8" x 12'6" (4.47m x 3.8m)
Spacious reception room with two front facing double glazed windows. Two radiators. Coved ceiling. TV point. Door leading to the inner vestibule.

Inner Vestibule
Tiled floor. Doors leading off to the WC and open access to the dining room.

WC
Two piece suite comprising handbasin and WC. Radiator. Tiled floor. Extractor fan.

Dining Room
8'4" x 8'2" (2.54m x 2.5m)
Rear facing double glazed patio doors leading to the south facing rear garden. Radiator. Tiled floor. Access to the kitchen.

Kitchen
9'2" x 7'2" (2.8m x 2.18m)
Rear facing double glazed the window. Range of modern wall and base units with complimentary worktop surfaces and 1 1/2 bowl sink unit with mixer tap. Integrated electric oven and electric hob with extractor hood over. Tiled floor and part tiled walls. Wall mounted gas central heating boiler.

First Floor

Landing
Radiator. Store cupboard. Loft access. Doors leading off to the bathroom and three bedrooms.

Bedroom One
12'7" x 9'3" (3.84m x 2.82m)
Front facing double glazed window. Radiator. Door leading to the ensuite shower room.

En-Suite Shower Room
Front facing double glazed window. Modern two piece suite with hand basin and step in shower cubicle. Radiator. Part tiled walls.

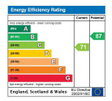
Bedroom Two
9'5" x 8'3" (2.87m x 2.51m)
Rear facing double glazed window. Radiator.

Bedroom Three
7'2" x 6'2" (2.18m x 1.88m)
Rear facing double glazed window. Radiator.

Bathroom
Side facing double glazed window. Three piece suite with hand basin, WC and panelled bath. Part tiled walls. Radiator. Extractor fan.

Exterior and Parking
To the rear of the property there is an enclosed low maintenance south facing garden with block paved patio. There is gated access to the rear where off-road parking can be found.

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