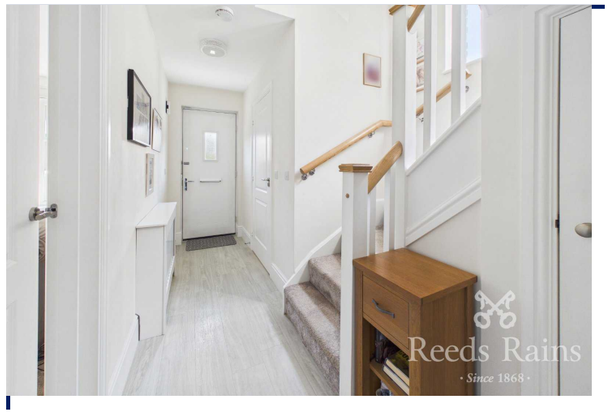
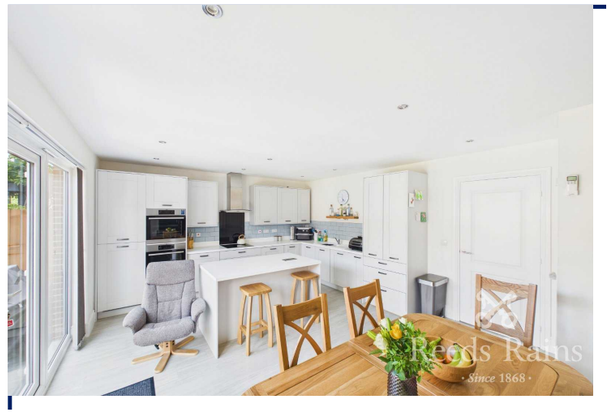
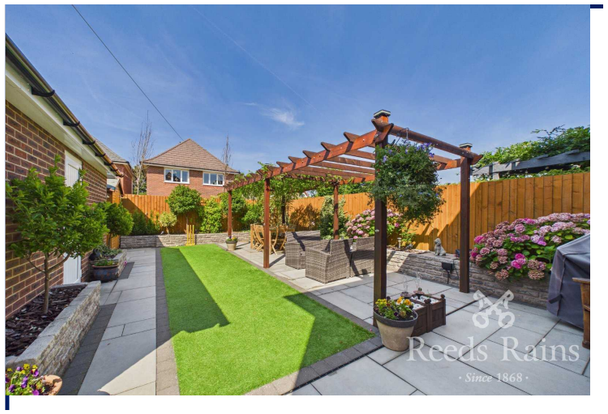


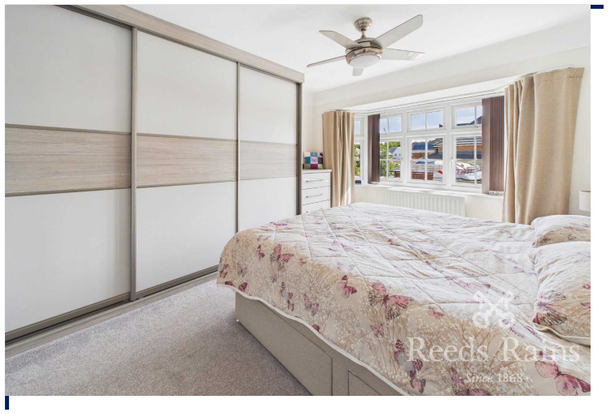


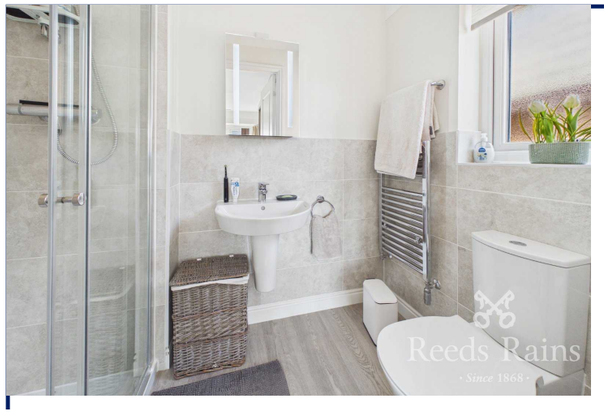












Green Hill Drive, Leyland,
Lancashire, PR25

Offers Over: £375,000
Freehold

Reeds Rains

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The Property Ombudsman

Green Hill Drive, Leyland, Lancashire, PR25
Offers Over: £375,000 Freehold

Council Tax Band: E
EPC Rating: C

*IMMACULATELY PRESENTED 'REDROW' DETACHED PROPERTY WITH EASY ACCESS TO WORDEN PARK, SHOPS AND SCHOOLS. Internally accommodation is split over two floors and on the ground floor there is a welcoming reception hallway, WC and bay fronted lounge. There is also a large dining kitchen with a range of high-quality units, integrated appliances and access to a useful utility cupboard. To the first floor there is a three-piece bathroom and four bedrooms, the main with fitted wardrobes and access to ensuite facilities. A long side driveway provides off-road parking for several vehicles as well as access to the garage, to the rear there is a beautiful landscaped garden which must be viewed to appreciate fully. Located on a popular development providing easy access to local shops, schools and the beautiful Worden Park. Must be viewed to appreciate the features of this high-spec property.

Ground Floor

Hallway
Welcoming reception hallway accessed by a double glazed door. Side facing double glazed window. Radiator. Stairs leading off to the first floor accommodation with under stairs storage cupboard. Doors leading off to the WC, lounge and dining kitchen.

WC
Front facing double glazed window. Two piece suite comprising hand basin and WC. Radiator. Part tiled walls.

Lounge
16'4" x 11'5" (4.98m x 3.48m)
Well proportioned reception room with front facing double glazed bay window. Radiator. TV point.

Dining Kitchen
19'6" x 14'8" (5.94m x 4.47m)
Great dining kitchen with rear facing double glazed windows and French doors leading out to the landscaped garden. Range of wall and base units with worktop surfaces, centre Island and 1 1/2 bowl sink unit with mixer tap. Two integrated electric ovens, induction hob with extractor hood over. Integrated dishwasher, fridge freezer and wine cooler. Part tiled walls. Radiator. Air-conditioning unit. TV point. Utility cupboard with plumbing for washing machine.

First Floor

Landing
Radiator. Useful store cupboard with wall mounted gas central heating boiler. Loft access which is part boarded. Doors leading off to four bedrooms and the bathroom.

Bedroom One
14'1" x 8'10" (4.3m x 2.7m)
Front facing double glazed bay window. Radiator. Range of quality fitted wardrobes. Air-conditioning unit. Door leading to the ensuite.

En-Suite
Side facing double glazed window. Three piece suite comprising hand basin, WC and large shower cubicle. Part tiled walls and laminate floor. Heated towel rail. Extractor fan.

Bedroom Two
11'9" x 9'11" (3.58m x 3.02m)
Well proportioned double bedroom with rear facing double glazed window. Radiator. Currently set up as an office provisioned with a high speed ethernet connection directly to the router. 900mbps+ is currently supplied to the property.

Bedroom Three
9'4" x 7'6" (2.84m x 2.29m)
Rear facing double glazed window. Radiator. Laminate floor.

Bedroom Four
8'4" x 7' (2.54m x 2.13m)
Front facing double glazed window. Radiator.

Bathroom
Side facing double glazed window. Three-piece suite comprising hand basin, WC and panelled bath with shower over. Part tiled walls. Heated towel rail. Extractor fan. Store cupboard.

Exterior and Garage
To the front of the property there is a hedge enclosed lawned garden with paved pathway leading to the front door. A long side driveway provides ample off-road parking and access to the detached garage through secure wooden gates.

To the rear of the property,there is a beautiful landscaped garden with paved patio areas, artificial lawn and raised to flower beds. There is a lovely Pergola, outside shed, power and water.
The garage is accessed from the driveway by an up and over door. Power and light. Side door leading to the rear garden.

Tenure
Freehold
£150 per year estate management charge

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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.


For full EPC please contact the branch.



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