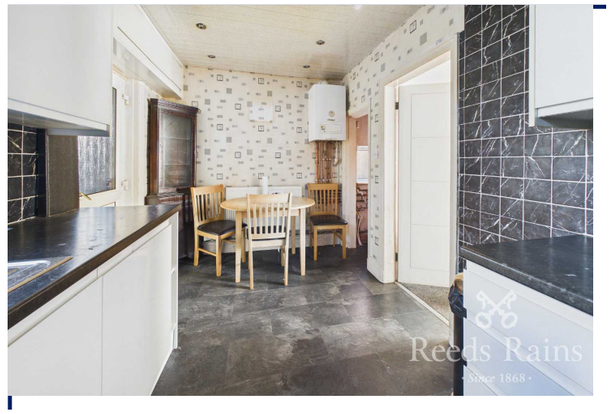
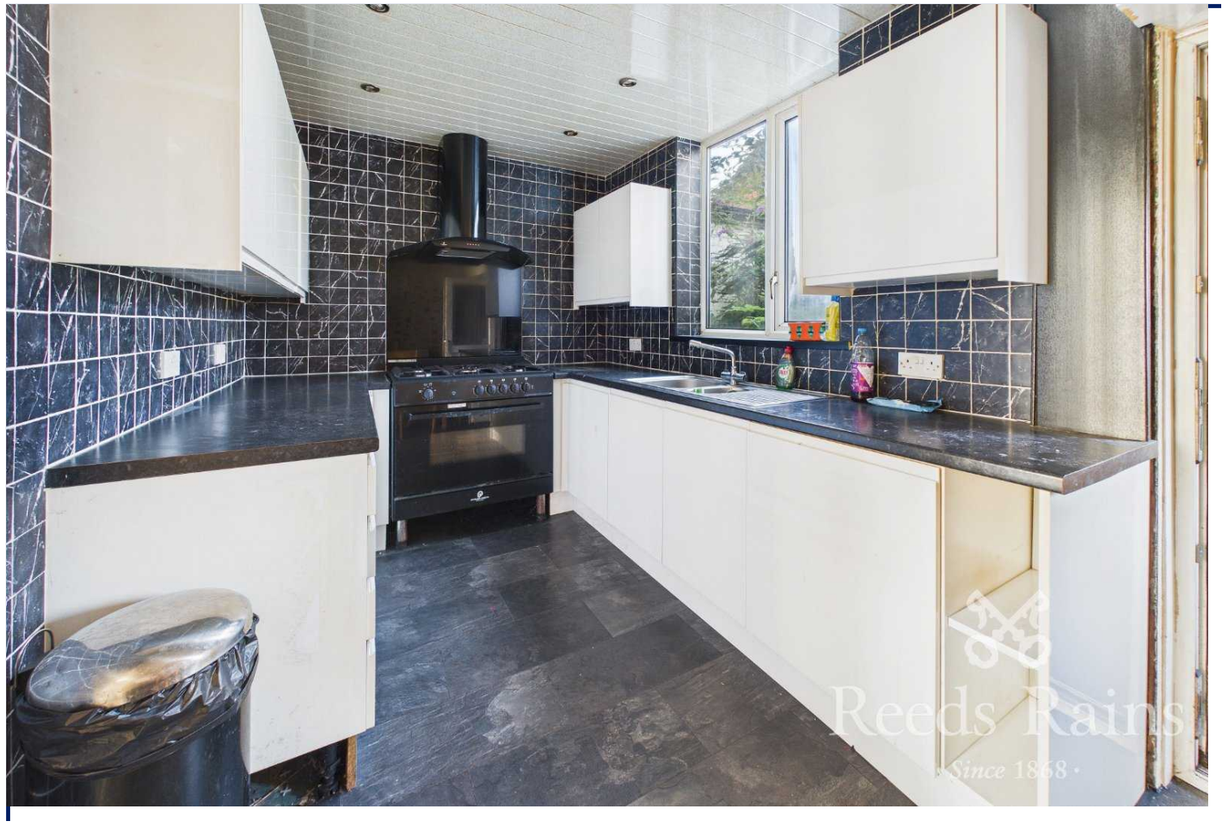
















Bent Lane, Leyland, Lancashire,
PR25

Asking Price: £130,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Bent Lane, Leyland, Lancashire, PR25
Asking Price: £130,000 Freehold

Council Tax Band: A
EPC Rating: TBC

IN NEED OF SOME UPDATING IN PLACES, OFFERED FOR SALE WITH NO ONWARD CHAIN This end terraced property needs some renovation in places but has the potential to be a lovely home. Ideal for a first time buyer or someone looking to downsize the accommodation comprises of a spacious lounge, dining room and useful rear porch/utility area to the ground floor. To the first floor there is a three-piece shower room and two double bedrooms. Gardens can be found to both the front and rear, the rear being private and well proportioned, offering a pleasant environment in which to sit and relax. The property is located in a popular residential area with easy access to the town centre, shops, schools and transport links. It is offered for sale with no onward chain, call now to arrange your viewing.

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
15'2" x 11'3" (4.62m x 3.43m)
Front facing double glazed bay window. Radiator. Decorative fireplace with tiled surround and mantelpiece. TV point. Coved ceiling. Door leading to the dining kitchen.

Dining Kitchen
14'4" x 7'9" (4.37m x 2.36m)
Rear facing double glazed window. Range of wall and base units with worktop surfaces and stainless steel one and a half bowl sink unit. Range oven with extractor hood over. Radiator. Part tiled walls. Wall mounted gas central heating boiler. Under the stairs storage cupboard with side facing double glazed window. Double glazed door leading to the rear porch.

Rear Porch
6'11" x 6'7" (2.1m x 2m)
Side facing double glazed window and door leading out to the garden. Fitted cupboard. Plumbed for washing machine.

First Floor

Landing
Side facing double glazed window. Radiator. Doors leading off to the two bedrooms and shower room.

Bedroom One
11'7" x 11'3" (3.53m x 3.43m)
Front facing double glazed window. Walk-in wardrobe area.

Bedroom Two
9'1" x 7'9" (2.77m x 2.36m)
Double bedroom with rear facing double glazed window. Loft access.

Shower Room
Rear facing double glazed window. Three piece suite comprising hand basin, WC and shower cubicle. Tiled walls. Heated towel rail.

Exterior
To the front of the property there is a lawned garden and steps leading up to the front door. To the rear of the property there is a well proportioned enclosed garden with patio area and lawn. Gated access to the front. There is also a brick store accessed by a wooden door. This has power.

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.

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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.

For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

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