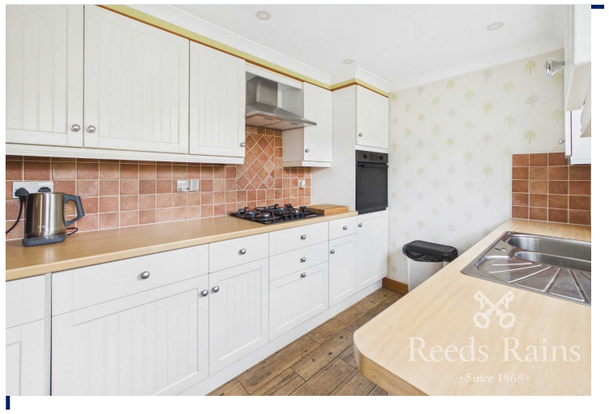


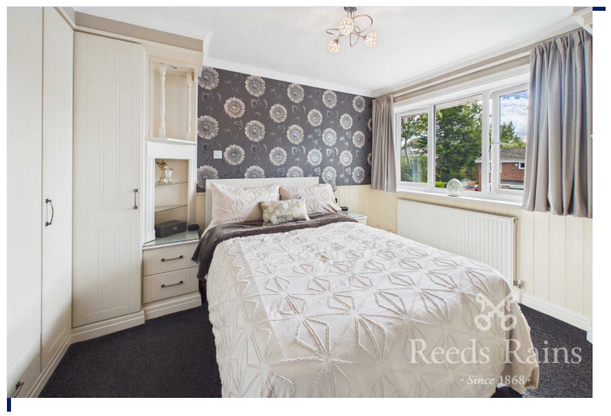


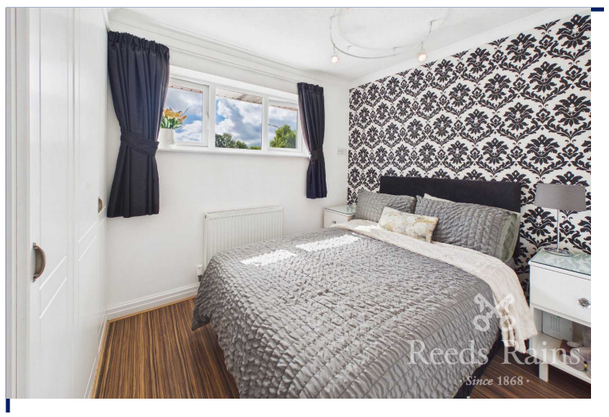












Moss Side Way, Leyland,
Lancashire, PR26

Asking Price: £230,000
Freehold

Reeds Rains

reedsrains.co.uk

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Asking Price: £230,000 Freehold

Council Tax Band: B
EPC Rating: TBC

WELL PRESENTED SEMI DETACHED PROPERTY WITH A CONSERVATORY EXTENSION AND THREE DOUBLE BEDROOMS Located in a quiet cul-de-sac this semi detached property provides easy access to local shops, transport links and pleasant walks around the local woods. Internally the property is well presented and on the ground floor there is an entrance porch, lounge, dining room, conservatory extension and a fitted kitchen with integrated appliances. To the first floor there is a three-piece bathroom and three bedrooms, all with fitted wardrobes and all are well proportioned. To the front of the property a long driveway provides ample off-road parking as well as access to the integral single garage, to the rear there is a well-maintained, private garden. Call now to arrange your viewing.

Ground Floor

Entrance Porch
Accessed by a double glazed door. Side facing double glazed window. Tiled floor. Doors leading off to the integral garage and lounge.

Lounge
13'9" x 10'10" (4.2m x 3.3m)
Front facing double glazed window. Electric wall mounted fire. Radiator. Coved ceiling. Laminate floor. Door leading to the stairs area with store cupboard and to the dining room.

Dining Room
8'10" x 7'7" (2.7m x 2.3m)
Rear facing double glazed patio doors leading to the conservatory. Radiator. Tiled floor. Coved ceiling. Access to the kitchen.

Conservatory
8'10" x 7'2" (2.7m x 2.18m)
Double glazed dwarf wall conservatory with French doors leading to the garden. Radiator. Tiled floor.

Kitchen
10'2" x 7'4" (3.1m x 2.24m)
Rear facing double glazed window. Range of wall and base unit units with worktop surfaces and stainless steel one and a half bowl sink unit with mixer tap. Integrated electric oven and four ring gas hob with extractor hood over. Integrated fridge, dishwasher and washing machine. Part tiled walls and tiled floor. Coved ceiling. Radiator. Double glazed door leading to the garden.

Integral Garage
16'10" x 8'2" (5.13m x 2.5m)
Accessed from the driveway by up and over door. Power, light and water.

First Floor

Landing
Doors leading off to the bathroom and three well proportioned double bedrooms. Coved ceiling. Loft access which is accessed by a drop-down ladder, fully boarded with a skylight and light.

Bedroom One
10'8" x 8'11" (3.25m x 2.72m)
Front facing double glazed window. Radiator. Fitted wardrobes. Coved ceiling.

Bedroom Two
8'8" x 8'5" (2.64m x 2.57m)
Rear facing double glazed window. Radiator. Fitted wardrobes. Laminate floor. Coved ceiling.

Bedroom Three
10'5" x 7'9" (3.18m x 2.36m)
Double bedroom with front facing double glazed window. Radiator. Fitted wardrobes. Laminate floor. Coved ceiling.

Bathroom
Two rear facing double glazed windows. Three piece suite comprising hand basin, WC and P-shaped bath with shower over. Part tiled walls. Radiator. Coved ceiling. Cupboard concealed gas central heating boiler.

Exterior
To the front of the property there is a garden area and an extensive driveway provides ample off-road parking for several vehicles and access to the garage.
To the rear of the property there is landscaped and well maintained enclosed garden with paved patio area and decorative golden stone. There is a garden shed, outside power and water tap and gated access to the front.

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