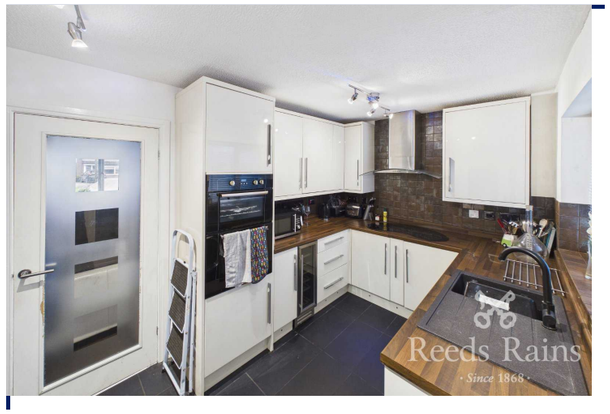
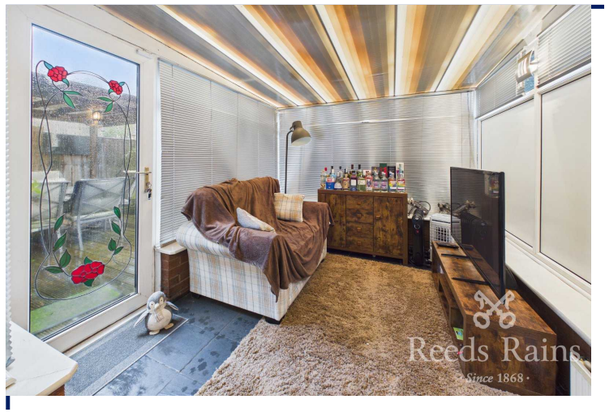
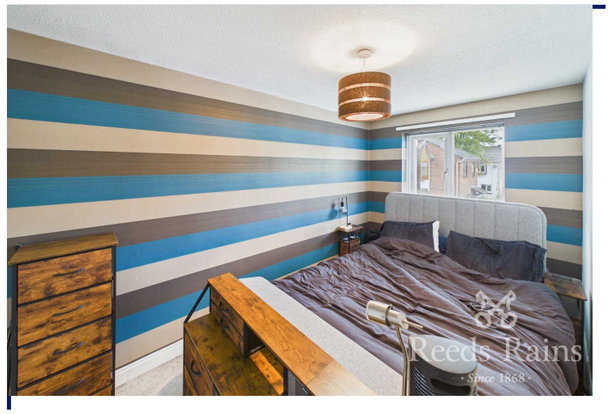
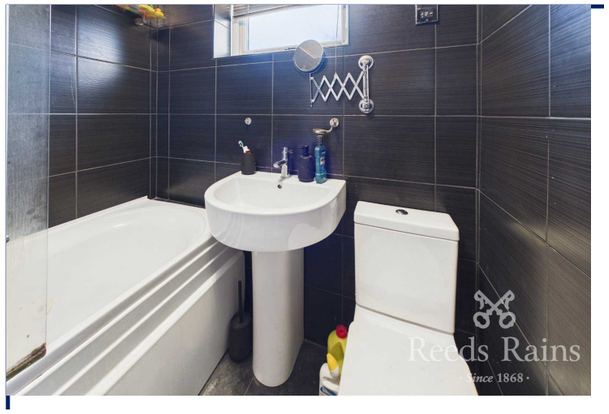




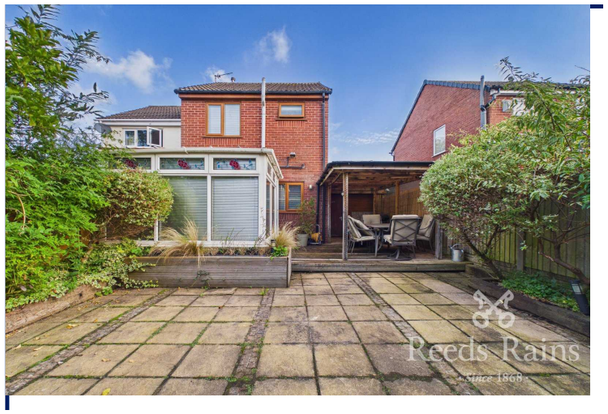












Fernleigh, Leyland, Lancashire,
PR26

**Offers Over: £180,000**
**Freehold**

Reeds Rains

reedsrains.co.uk



The Property Ombudsman

# Fernleigh, Leyland, Lancashire, PR26

**Offers Over: £180,000 Freehold**

Council Tax Band: B
EPC Rating: TBC

*WELL PRESENTED SEMI DETACHED PROPERTY WITH A CONSERVATORY AND SOUTH FACING REAR GARDEN* An ideal first time buy or downsize opportunity this property needs to be viewed to appreciate fully. On the ground floor there is an entrance area which provides access to a spacious lounge, fitted dining kitchen and a conservatory extension. To the first floor there is a bathroom and three bedrooms. Ample off-road parking can be found to the front of the property and there is also access to the garage. To the rear of the property there is a private south facing garden with various patio areas. The property is located in a quiet cul-de-sac in the outskirts of Leyland but still provides easy access to local shops, transport links and pleasant walks. Offered for sale with no onward chain, call now to arrange your viewing.

## Ground Floor

### Entrance Area
Accessed by a double glazed door. Store cupboard. Wood floor. Door leading to the lounge.

### Lounge
16'5" x 8'7" (5m x 2.62m)
Front facing double glazed window. Cast iron style radiator. Coved ceiling. TV point. Wood floor. Stairs leading off to the first floor and access to the dining kitchen.

### Kitchen
14'2" x 7'11" (4.32m x 2.41m)
Rear facing double glazed window. Range of wall and base units with worktop surfaces and single drainer sink unit with mixer tap. Integrated electric oven and electric hob with extractor hood over. Part tiled walls and tiled floor. Modern style radiator. French doors leading to the conservatory.

### Conservatory
12'3" x 9'6" (3.73m x 2.9m)
Double glazed dwarf wall conservatory with door leading to the garden. Radiator. Tiled floor.

## First Floor

### Landing
Side facing double glazed window. Store cupboard. Loft access. Doors leading off to the bathroom and three bedrooms.

### Bedroom One
13'4" x 7'7" (4.06m x 2.3m)
Front facing double glazed window. Radiator. Fitted wardrobes.

### Bedroom Two
9' x 7'7" (2.74m x 2.3m)
Rear facing double glazed window. Cast iron style radiator.

### Bedroom Three
9'10" x 6'3" (3m x 1.9m)
Front facing double glazed window. Cast iron style radiator.

### Bathroom
Rear facing double glazed window. Three piece suite comprising WC, hand basin and panelled bath with electric shower over. Tiled walls and floor. Heated towel rail.

### Exterior
To the front of the property there is a large driveway providing ample off-road parking for several cars as well as access to the garage. The garage is accessed by an up and over door, has power, light and door leading to the rear garden.
The rear garden is private and enclosed with a paved patio area and a covered decked patio area. There is an outside tap and flower bed surrounds.

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.

**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.




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