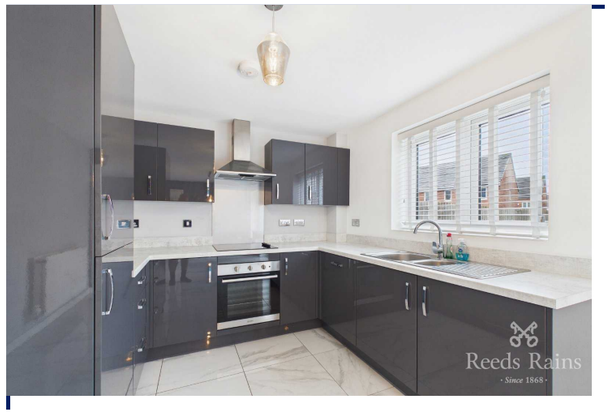
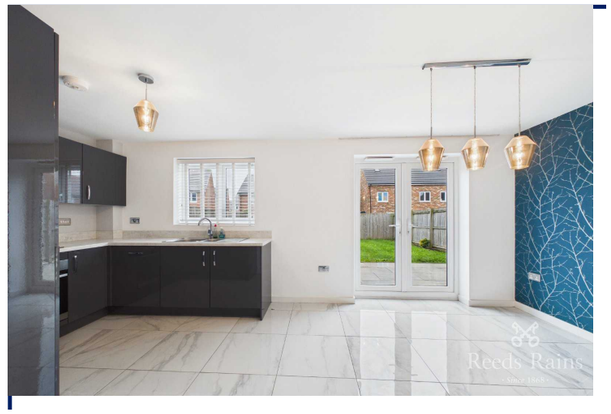
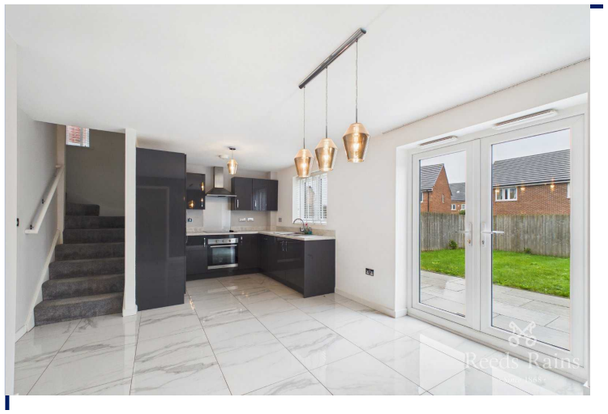


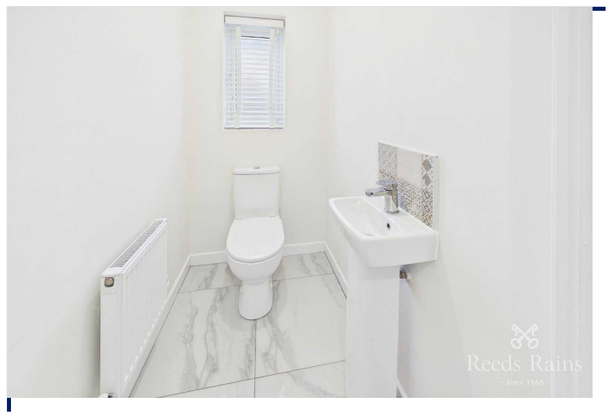














Goldcrest Avenue, Farington Moss,
Leyland, Lancashire, PR26

Asking Price: £290,000
Freehold

Reeds Rains

reedsrains.co.uk

Goldcrest Avenue, Farington Moss, Leyland, Lancashire, PR26

Asking Price: £290,000 Freehold

Council Tax Band: C
EPC Rating: B

THREE DOUBLE BEDROOMS, SOUTH FACING REAR GARDEN, NO ONWARD CHAIN This modern detached property offers plenty of space throughout and needs to be viewed to appreciate fully. On the ground floor there is an entrance area, lounge and a large fitted kitchen with integrated appliances and French doors leading out to the rear garden. There is also a downstairs WC and access to a much larger than average integral garage which offers the potential to convert if required. On the first floor there is a three-piece bathroom and three double bedrooms the main having access to ensuite facilities. A garden and off-road parking can be found to the front and to the rear there is a very well proportioned South facing enclosed garden. The property is conveniently positioned to access transport links including the M6, M61 and M65. Offered for sale with no onward chain, call now to arrange your viewing.

Ground Floor

Entrance Porch
Accessed by a double glazed door. Radiator. Tiled floor. Door leading to the lounge.

Lounge
14'5" x 11'1" (4.4m x 3.38m)
Front facing double glazed window. Radiator. TV point. Door reading to the large dining kitchen.

Dining Kitchen
18'10" x 10'10" (5.74m x 3.3m)
Rear facing double glazed window and French doors leading to the South facing garden. Range of wall and base units with worktop surfaces and 1 1/2 bowl sink unit with mixer tap. Integrated electric oven and electric hob with extractor hood over. Integrated fridge freezer, dishwasher and washing machine. Radiator. Tiled floor. Door leading to the rear vestibule and stairs leading off to the first floor.

Rear Vestibule
Tiled floor. Radiator. Doors leading off to the WC and garage.

WC
Rear facing double glazed window. Two piece suite with hand basin and WC. Radiator. Tiled floor.

Intergral Garage
19'8" x 11'1" (6m x 3.38m)
Large garage offering an ideal opportunity to convert if required. Accessed from the driveway by an up and over door. Power and light. Wall mounted gas central heating boiler.

First Floor

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

Bedroom One
13'5" x 8'11" (4.1m x 2.72m)
Rear facing double glazed window. Radiator. 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 tiled floor. Heated towel rail. Extractor fan.

Bedroom Two
11'5" x 8'7" (3.48m x 2.62m)
Front facing double glazed window. Radiator.

Bedroom Three
11' x 10'9" (3.35m x 3.28m)
Third double bedroom with front facing double glazed window. Radiator.

Bathroom
Rear facing double glazed window. Three piece suite comprising hand basin, WC and panelled bath with shower over. Part tiled walls and tiled floor. Heated towel rail. Large door cupboard.

Exterior
To the front of the property there is a lawned garden area and a double width driveway provides off-road parking and access to the garage. EV charging point. Gated access to the rear.
To the rear of the property there is a well proportioned South facing garden with an extensive paved patio area and lawn.

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.



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.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

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.

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