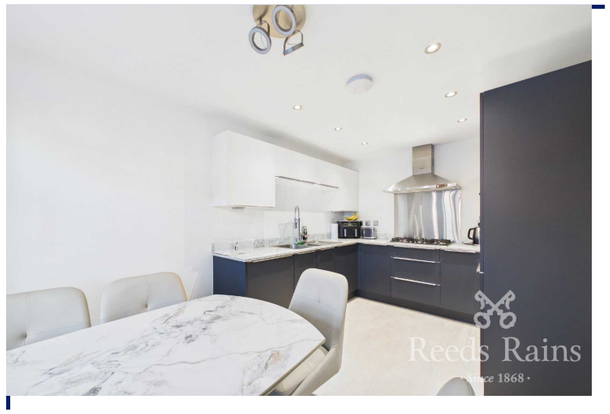
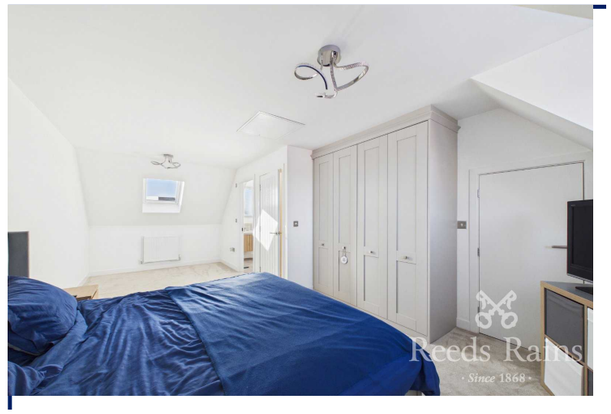
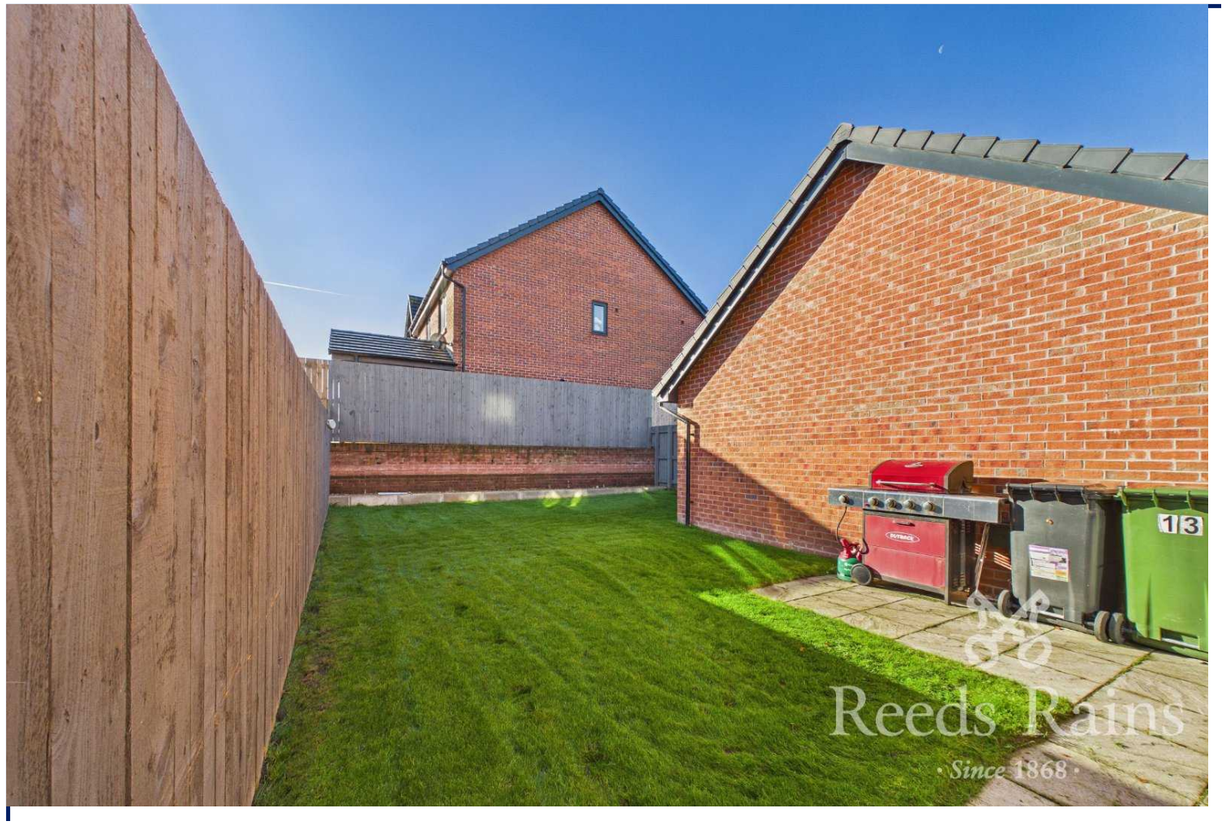
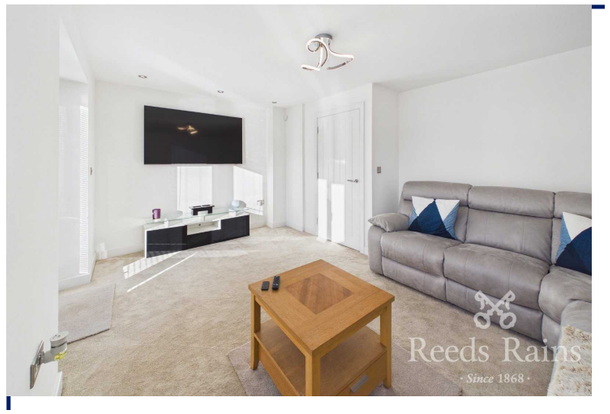


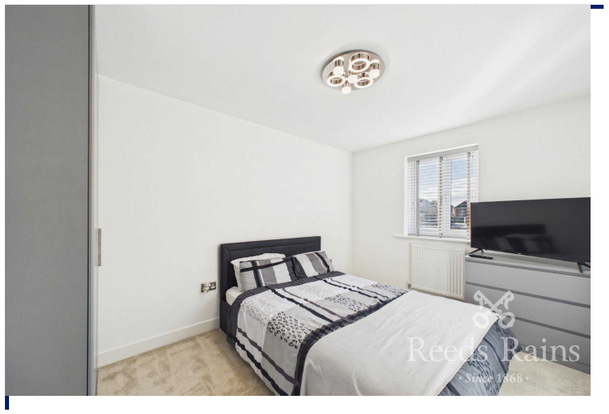


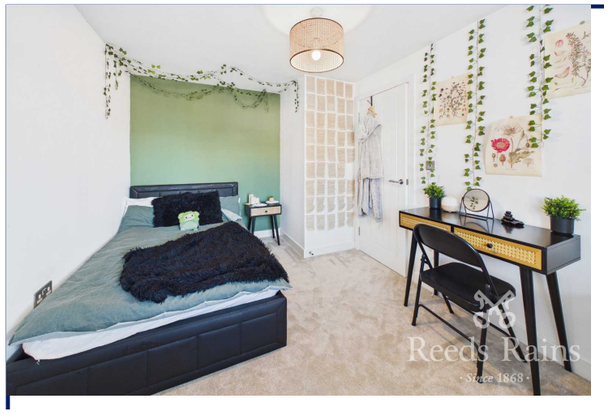












Etford Close, Leyland, Lancashire,
PR25

Asking Price: £325,000
Freehold

Reeds Rains

reedsrains.co.uk

Etford Close, Leyland, Lancashire, PR25

Asking Price: £325,000 Freehold

Council Tax Band: D
EPC Rating: TBC

VERY LONG DRIVEWAY AND SOUTH FACING GARDEN TO THE REAR Well presented three storey property offers spacious accommodation and needs to be viewed to appreciate fully. On the ground floor there is a welcoming entrance hallway, useful WC, spacious lounge and a fitted dining kitchen with integrated appliances. To the first floor there is a three-piece bathroom and three bedrooms, two of which are doubles and the other is currently set up as an office. To the top floor there is an impressive main suite with a large bedroom and ensuite facilities. Gardens can be found to both the front and rear, the rear being south facing. A long driveway provides off-road parking for several cars as well as access to the garage. The property provides easy access to local shops and the beautiful Cuerden Valley Park.

Ground Floor

Entrance Hallway
Welcoming hallway accessed by a double glazed door. Radiator. Stairs leading off to the first floor with useful under stairs storage cupboard. Amtico flooring. Doors leading off to the WC, lounge and dining kitchen.

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

Lounge
15'11" x 11'7" (4.85m x 3.53m)
Well proportioned reception room with rear facing double glazed window and double glazed French doors leading to the garden. Radiator. TV point.

Dining Kitchen
13'11" x 8'11" (4.24m x 2.72m)
Front facing double glazed bay window. Radiator. Range of wall and base units with worktop surfaces and stainless steel one and a half bowl sink unit with mixer hose style tap. Integrated electric oven and five ring gas hob with extractor hood over. Integrated fridge freezer, dishwasher and washing machine. Amtico flooring.

First Floor

Landing
Stairs leading off to the second floor. Radiator. Two storage cupboards. Doors leading off to three bedrooms and the bathroom.

Bedroom Two
12'10" x 8'4" (3.9m x 2.54m)
Double bedroom with rear facing double glazed window. Radiator. Fitted wardrobe.

Bedroom Three
12'9" x 8'11" (3.89m x 2.72m)
Further double bedroom with front facing double glazed window. Radiator.

Bedroom Four
7'3" x 6'4" (2.2m x 1.93m)
Rear facing double glazed window. Radiator. Amtico flooring.

Bathroom
Front 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. Shaver point.

Second Floor

Landing
Door leading to the main bedroom.

Bedroom One
22'2" x 12'4" (6.76m x 3.76m)
Very large main bedroom with front facing double glazed window and double glazed skylight. Range of fitted wardrobes. Additional store cupboard. Two radiators. Door leading to the ensuite.

En-Suite
Rear facing double glazed window. Three piece suite with hand basin, WC and shower cubicle. Part tiled walls. Heated towel rail. Extractor fan.

Exterior and Garage
To the front of the property there is a lawned garden area and a long side driveway provides off-road parking for up to four cars as well as access to the garage. The garage is accessed by an up and over door, has power and light. To the rear of the property, there is a private south facing garden with paved patio area and lawn.

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.

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