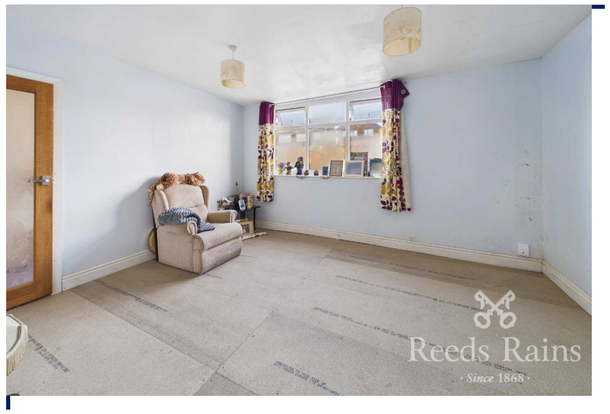
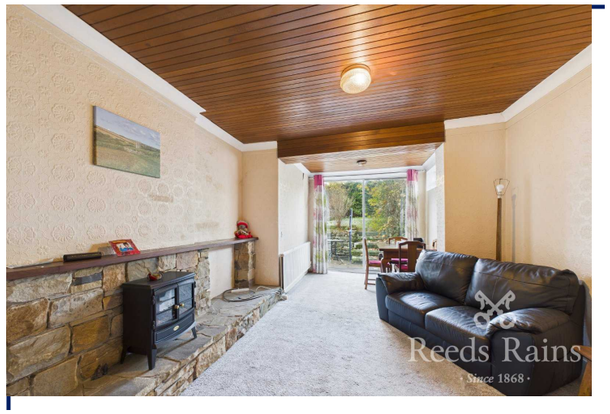




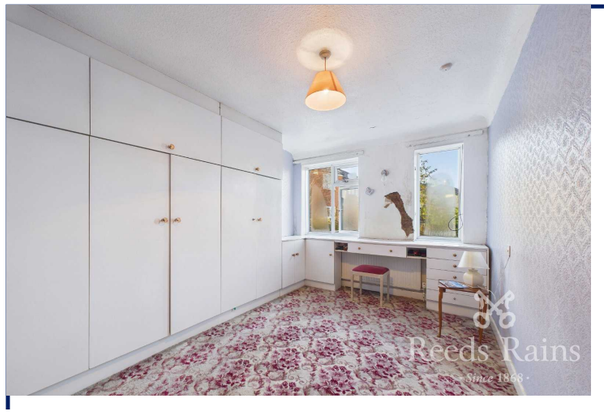












Bent Lane, Leyland, Lancashire,
PR25

Asking Price: £200,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Bent Lane, Leyland, Lancashire, PR25
Asking Price: £200,000 Freehold

Council Tax Band: B
EPC Rating: TBC

IN NEED OF UPDATING THROUGHOUT AND OFFERED FOR SALE WITH NO ONWARD CHAIN This spacious semi detached property is well proportioned throughout and has the potential to be a lovely family home. A full program of updating is required and viewing is essential to appreciate fully. On the ground floor there are two entrance hallways, front lounge, rear lounge/diner and a fitted breakfast kitchen. To the first floor there is a bathroom, separate WC and three well proportioned bedrooms. A fixed staircase also provides access to a useful loft room. Ample off-road parking can be found to the front, a side driveway provides access to the garage and to the rear there is a private enclosed garden. The property is located in a popular residential area providing easy access to well regarded schools, town centre and transport links. Call now to arrange your viewing.

Ground Floor

Entrance Hallway
Accessed by a double glazed door. Under stairs storage cupboard. Door leading to the front lounge.

Front Lounge
14'2" x 12'2" (4.32m x 3.7m)
Front facing double glazed window. TV point. Door leading to the side entrance area.

Side Entrance
Accessed from outside by a double glazed door. Stairs leading off to the first floor accommodation. Doors leading to the breakfast kitchen and rear lounge.

Rear Lounge/Diner
19'6" x 11' (5.94m x 3.35m)
Rear facing double glazed patio doors leading to the garden. Radiator. Stone fireplace with wooden mantlepiece. Coved ceiling.

Breakfast Kitchen
16'10" x 5'5" (5.13m x 1.65m)
Side and rear facing double glazed windows. Range of fitted units with worktop surfaces. Stainless steel double drainer sink unit with mixer tap. Electric and gas oven point. Radiator. Wall mounted gas central heating boiler.

First Floor

Landing
Radiator. Coved ceiling. Fixed staircase leading up to the loft room. Doors leading off to three bedrooms, bathroom and separate WC.

Bedroom One
12'9" x 9'1" (3.89m x 2.77m)
Front facing window. Radiator. Fitted wardrobes.

Bedroom Two
13'9" x 9'9" (4.2m x 2.97m)
Double bedroom with two rear facing double glazed windows. Radiator. Fitted wardrobes.

Bedroom Three
10'6" x 8'6" (3.2m x 2.6m)
Third double bedroom with rear facing double glazed window. Radiator.

Bathroom
Front facing window. Two piece suite with hand basin and bath with shower over. Part tiled walls. Radiator.

WC
Side facing window. WC. Part tiled walls.

Loft Room
16'8" x 13'9" (5.08m x 4.2m)
Boarded loft room with power and light.

Exterior and Garage
To the front of the property there is an off-road parking area provides parking for several cars. There is gated access to the side driveway which provides access to the rear garden and garage.
The rear garden is private with a patio area and raised lawn. Range of mature trees, shrubs and bushes.
The garage is accessed by double wooden doors. Has power and light.

For full EPC please contact the branch.



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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.

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