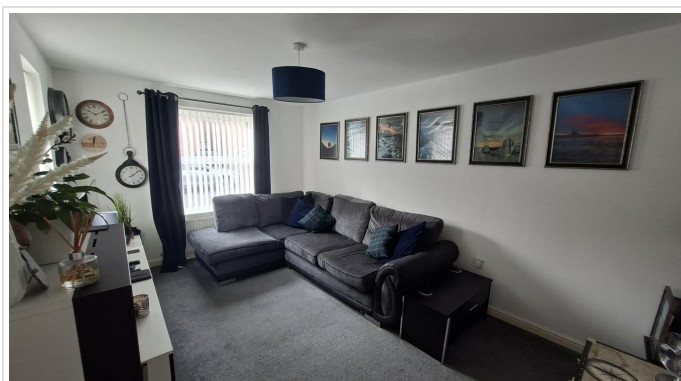


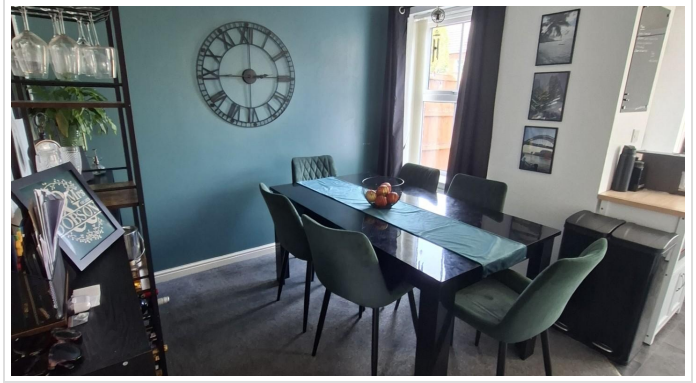
3 Bed Detached In Great Park Drive , Leyland, PR25 3UP

£210,000



Ref: 15572





SHORT DESCRIPTION

Property Ref: 15572 Fantastic opportunity to purchase this wonderful spacious detached family home situated in this extremely popular location close to local amenities and schools. Well presented throughout this property in brief comprises, welcoming entrance hall, Lounge, W.C and Kitchen Diner to the ground floor. To the first floor there are three well proportioned bedrooms with en-suite to the master and further modern family bathroom. Externally there is a small garden to the front and a driveway provides parking leading to the attached garage. At the rear there is an enclosed garden with access gate. Entrance Hall Part glazed composite door leads to the entrance hall. Single panelled radiator. Stairs lead to the first floor. W.C. Fitted with low level WC and pedestal hand wash basin. UPVC double glazed window to the side. Single panelled radiator Lounge 15.2 x 9.8ft UPVC double glaze window to the front and to the side. Double panelled radiator. Television aerial. Kitchen Diner 14 x 16ft L shaped Kitchen Diner providing a wonderful family space. Kitchen Fitted with a modern range of wall and base units with work surface over. Stainless steel single drainer sink unit with mixer tap. Electric oven and gas hob with extractor fan. Integral fridge. Under stairs storage cupboard. Plumbed for washing machine. Boiler is situated in cupboard. UPVC double glazed window to the rear and door leads to the rear garden Dining Area UPVC double glazed window to the rear and panelled radiator space for dining table. Open to kitchen area. Landing Access to the loft which is part boarded. Large Storage Cupboard. Single panelled radiator. Bedroom One 10.2 x 9.9ft UPVC double glazed window to the front. Single panelled radiator. Television aerial. Fitted Walk Through wardrobes. Door to en-suite. En-Suite Fitted with a low level WC, pedestal hand wash basin and double shower cubicle with mains shower. Part tiled walls. Shaver point. UPVC double glazed window. Laminate floor. Bedroom Two 10.2 x 8.8ft UPVC double glazed to the front. Single panelled radiator. Fitted wardrobe Bedroom Three 9.4 x 7.4ft UPVC double glazed window to the rear. Single panelled radiator. Bathroom 8.8ft x 5.7ft Fitted with a three piece suite comprising low level WC, pedestal hand wash basin and panelled bath. Part tiled walls. Laminate floor. UPVC double glazed window. Shaver point. Garden Lawned garden with paved patio area, Shed, Sunny Seating Area & Small Allotment Grow Your Own Patch. Side gated access. Garage Garage has up and over door, lighting and electrics. Heating, Metering And Energy New Combi Boiler Fitted in 2022 with a 10 year warranty, Smart Meter and EV Charger Fitted in 2025 Property Type: Detached Full selling price: £214500.00 Pricing Options: Offers Over Tenure: Leasehold Remaining lease (In Year): 228 Yearly Ground Rent Cost: £250.00 Yearly Management Cost: £100.00 Council tax band: D EPC rating: C Measurement: 980 sq.ft. Outside Space: Front Garden, Rear Garden, Patio Parking: Garage, Driveway Heating Type: Double Glazing, Gas, Central Chain sale Possession of the property: Self-occupied....

3

Bed Room(s)

3

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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