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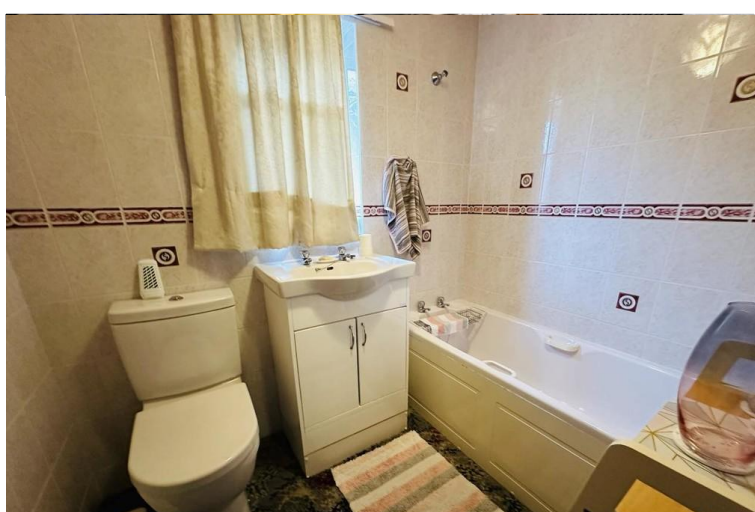
2 Lanchester Court
Leyland, PR26 7JX

Spacious accommodation on a great size corner plot in a semi rural cul de sac. This detached true bungalow offers a safe, private and peaceful environment. with full central heating and double glazing throughout, The property is set back from the road with a large driveway and lawn.

Asking Price Of £230,000

EPC Rating '72'





Property Description

Leyland town centre is just over a mile away with all major supermarkets, restaurants, train station, market, leisure centre and library. The Fylde coast and Lake District are a short drive away with motorway networks travelling north, south, and west covering all northern towns. A very convenient place to live!

ENTRANCE HALLWAY

Hallway with radiator, upvc double glazed front door, smoke alarm, doors to kitchen and lounge.

LOUNGE

20' 3" x 13' 0" (6.17m x 3.96m) Large very bright, triple aspect room with patio door to garden. Upvc double glazed sliding patio door, 2 x radiators, TV point, coving to ceiling. This really is a fabulous size room.

KITCHEN

12' 2" x 12' 10" (3.71m x 3.91m) With lovely views over the private rear garden and with a range of white wall, base units & drawers, single drainer sink unit and mixer tap,



work surfaces, integrated electric oven / grill and Neff electric four ring hob, extractor fan, space for fridge freezer, plumbed for washing machine, wall mounted Broag Remeha condensing combi boiler, part tiled walls, 3 x upvc double glazed windows and radiator.

INNER HALLWAY

Access to fully insulated loft with light and power, smoke alarm.

BEDROOM ONE

9' 10" x 10' 15" (3m x 3.43m)

With upvc double glazed bay window to front, radiator, plenty of space for fitted furniture or even the addition of an en-suite if desired.

BEDROOM TWO

10' 9" x 9' 2" (3.28m x 2.79m) Upvc double glazed window to front, radiator and telephone point.

BATHROOM 7'4" x 5'5"

White gloss three piece suite comprising of panel bath, low level dual flush w/c & vanity sink unit over cupboards both currently at extra height, C/H radiator, fully tiled walls, upvc opaque double glazed window.

OUTSIDE FRONT

Long front garden set back from the road with lawn and paved driveway, with parking for several vehicles.

GARAGE 16'8" x 8'7"

With remote control up & over door, light & power & shelving. wall mounted consumer unit and electric meter

REAR GARDEN

Full width South facing rear garden, outside tap and hose, fully fenced and enclosed making it a safe space for children and pets, adjacent to other gardens and farmland beyond. Outside tap and power. The garden is ample size and has space for a conservatory, shed etc.. if desired.

The biggest selling point of the lovely bungalow is surely the space on offer both inside and out. The potential and flexibility that provides is something you cannot find on modern building plots.

Total floor space is 62 sq mt.

GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA: 898 sq ft. (83.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, completeness and applicability of this information is not guaranteed. © 2012 Redrose Estate Agents Ltd. All rights reserved.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		

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