



Maria B Evans Estate Agents Limited

10 Stanifield Lane, Farington Leyland, PR25 4GA

Offers in the region of £124,950



- Refurbished terraced house
- Fitted breakfast dining kitchen
- Three bedrooms and three piece bathroom
- Gas central heating and double glazing
- Courtyard patio to rear
- Ideal commuter band M6, M61, M65 and railway network
- No chain

Refurbished terraced house on the outskirts of Leyland town centre, with easy access to M6, M61 and railway networks. Having gas central heating and double glazing the lounge, breakfast dining kitchen, three bedrooms and bathroom make ideal accommodation for first time buyer or investment opportunity.

Upvc entrance door with glazed panel opens to the lounge which has a Upvc double glazed bow window to the front and a pendant light, wall mounted gas fire and a radiator. The meter cupboard is housed in this room. A door leads into an inner vestibule which has a staircase to the first floor and hand rail. From here the kitchen has a window to the rear and is fitted in a range of cream wall and base units with brushed chrome handles and comprises of an electric hob with oven beneath, single drainer stainless steel sink unit with swan neck tap. There is a tiled floor for easy maintenance, ceiling light and radiator. A cupboard houses the gas central heating boiler and there is an understairs storage cupboard for hanging coats and shoes etc. A rear porch with tiled floor has plumbing for an automatic washing machine, ceiling light and a Upvc door to the rear courtyard patio.



The landing has a spindle balustrade, window to the rear and access to the insulated loft space. Bedroom one is to the front of the property and bedroom two and three have windows overlooking the rear, all with central heating radiator.



A three piece white bathroom is also to the rear and comprises of a low flush Wc, pedestal wash hand basin and panelled bath with shower over and screen. A chrome heated rails warms the towels.

To the front of the property is a walled flagged garden with wrought iron latch gate and space for bin storage. To the rear of the property is a flagged and gravelled painted walled garden with access gate to the rear, and seating area.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is South Ribble Borough Council

The EPC rating is tbc

The Council Tax Band is A

The property is served by mains drainage

The property is warmed by gas source central heating

NB The seller of this property is related to a staff member of Maria B Evans Estate Agents.

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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