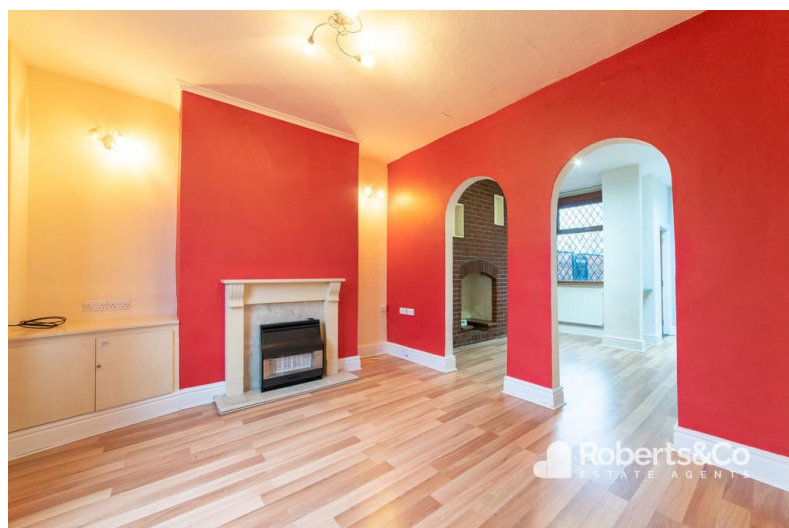




Leyland Road
Penwortham

- Great First Time Home or Investment
- 2 Bedroom Property
- Open Plan Dining Kitchen
- Living Room

Starting Bid £95,000
EPC Rating 'D'





Property Description

Available for purchase through a secure online bidding process, subject to Terms & Conditions. Commencing bid at £95,000.

This spacious two-bedroom terraced home is move-in ready and comes with no onward chain.

Situated in a prime location, just a short drive from Preston City centre, the train station, and Miller and Avenham Parks.

Featuring a garden at the front and a vestibule entrance.

The ground floor boasts two generous reception rooms, with the second one connecting to the kitchen, providing ample space for family gatherings. Upstairs, there are two bedrooms and a family bathroom.

Outside, there's an enclosed rear yard with gated lobby access, while on-street parking is available at the front.



Thanks to its fantastic location, this property would be an ideal investment opportunity or perfect for first-time buyers.

LOCAL INFORMATION

PENWORTHAM is a town in South Ribble, Lancashire. Situated on the South Bank of the River Ribble, where a vibrant community with an abundance of shops, cafes, diverse eateries and trendy wine bars, are conveniently on hand. Excellent catchment area for primary and secondary schools. Preston city centre is no more than a mile away, easy access to the motorway network with the Lake District, Manchester and Liverpool being only an hour's drive. Fantastic walks, parks and cycleways are also easily accessed within minutes of the area.

VESTIBULE

LIVING ROOM

11' 9" x 12' 9" (3.58m x 3.89m)

OPEN PLAN DINING KITCHEN

22' 9" x 15' 4" (6.93m x 4.67m)

LANDING

BEDROOM ONE

11' 10" x 11' 5" (3.61m x 3.48m)

BEDROOM TWO

12' 3" x 7' 6" (3.73m x 2.29m)

BATHROOM

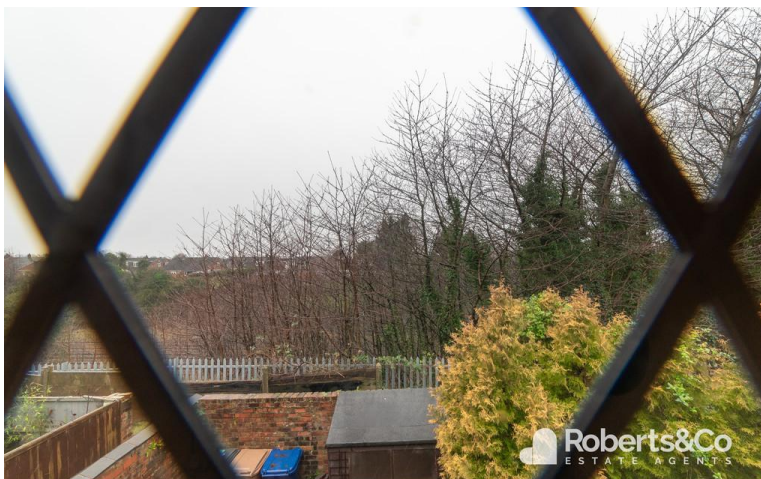
11' 4" x 6' 3" (3.45m x 1.91m)

OUTSIDE

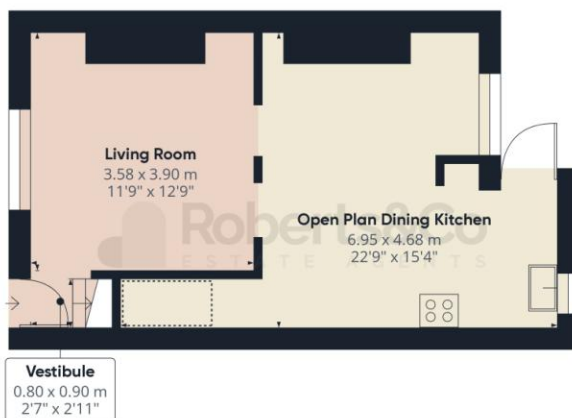
We are informed this property is Council Tax Band A
For further information please check the Government Website

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

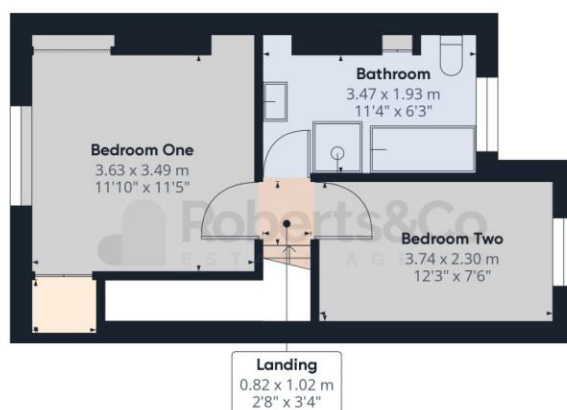
Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

66.08 m²
711.24 ft²

Reduced headroom

1.16 m²
12.49 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements