



**33 Kennett Drive, Leyland Offers over £149,000**

- Semi-Detached House
- Three Bedrooms
- Well Presented
- Conservatory
- Enclosed Rear Garden
- Driveway
- On A Quiet Cul-De-Sac
- Fitted Kitchen
- Must Be Viewed



## INTRODUCTION

**A LOVELY FAMILY HOME ON A QUIET CUL DE SAC ESTATE!**

*Situated in a popular area of Leyland, on a desired estate stands this superb, three bedroomed semi detached property! With spacious internal accommodation, well maintained gardens and off road parking, the property is within close reach of schools, amenities and motorway links and would perfectly suit a young family or a first time buyer. Having been maintained to a good standard internally, the property comprises briefly; Entrance hallway, housing a staircase to the first floor and door leading to a sizeable reception room which allows through access to a fantastic dining kitchen. The dining kitchen provides access to a conservatory at the rear. To the first floor, you will find three bedrooms and a three piece house bathroom suite.*

*Externally, the property boasts a spacious enclosed garden with lawn and stone flagged patio areas, there is storage space at the side and a driveway at the front with front lawn.*

*Viewings can be arranged by calling our Chorley office at your earliest convenience.*

## Ground Floor

### Entrance

Composite door to the hall.

### Hall

**4'4 x 3'11 (1.32m x 1.19m)**

Central heating radiator, stairs to the first floor and door to reception room one.

### Reception Room One

**14'6 x 12'5 (4.42m x 3.78m)**

UPVC double glazed bay window, central heating radiator, under-stairs storage, electric fire with stone effect surround, television point, wood effect flooring and open to the dining area.

### Dining Area

**8'9 x 7'1 (2.67m x 2.16m)**

Central heating radiator, open to conservatory, wood effect flooring and open to the kitchen.

### Kitchen

**8'9 x 8'2 (2.67m x 2.49m)**

UPVC double glazed window, a range of wood panelled wall and base units, granite effect work surfaces, tiled splash-backs, composite one and half bowl sink, drainer and mixer tap, space for a fridge freezer, plumbing for a washing machine, a Zanussi electric oven with a four ring gas hob, extractor fan and tiled flooring.

## Conservatory

**11'5 x 8'4 (3.48m x 2.54m)**

UPVC double glazed windows, central heating radiator, poly-carbonate roof, wood effect flooring and UPVC double glazed French doors leading to the rear of the property.

## First Floor

### Landing

**8'1 x 6'3 (2.46m x 1.91m)**

UPVC double glazed window, smoke alarm, loft access and doors leading to the bathroom and to three bedrooms.

### Bedroom One

**13'7 x 8'10 (4.14m x 2.69m)**

UPVC double glazed window, central heating radiator, television point and fitted storage.

### Bedroom Two

**9'8 x 9'2 (2.95m x 2.79m)**

UPVC double glazed window, central heating radiator and television point.

### Bedroom Three

**9'3 x 6'6 (2.82m x 1.98m)**

UPVC double glazed window, central heating radiator, fitted linen cupboard and a television point.

## Bathroom

**6'2 x 5'6 (1.88m x 1.68m)**

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprises: a panelled bath with rainfall shower head, wall mounted wash basin, twin flush WC, part-tiled elevations and tiled flooring.

## External

### Front

Laid to lawn garden and a driveway providing off-road parking for numerous vehicles.

### Rear

Extensive laid to lawn garden with an elevated patio area.

## Agents Notes

Council Tax Band B

