



S A N D R A T A Y L O R

Property Marketing



9 Hargreaves Avenue, Leyland, PR25 3FS

BALSHAWS SCHOOL CATCHMENT AREA

and located in a quiet cul-de-sac, we are pleased to offer to the market this deceptively spacious semi detached property which backs on to the LEYLAND METHODIST SCHOOL. Briefly comprises of entrance porch, hallway, lounge, fitted dining kitchen, conservatory, utility room, three bedrooms and a family bathroom. Larger than average garden to the rear and driveway leading to integral garage. Viewing

- **Spacious Semi Detached**
- **3 Bedrooms + Family Bathroom**
- **Lounge, Conservatory**
- **17ft Fitted Dining Kitchen**
- **Utility, G.C.H. Dble Glazing**
- **Large Private Rear Garden**
- **Very Desirable Location**
- **Balshaws Catchment Area**

Asking price

£209,950

www.sandra-taylor.co.uk

Entrance Porch

UPVC double glazed.

Hallway

Laminate flooring, telephone point, stairs leading to first floor, cupboard housing gas and electric meters.

Dining Kitchen

11'3" x 17'0" (3.42 x 5.17)

Range of wall and base units with contrasting work surfaces, one and a half bowl stainless steel sink drainer unit with mixer taps, 5 ring gas hob canopy style extractor hood over and electric double oven. Window to rear, tiled floor, patio doors leading to conservatory and door leading to utility room and garage.



Conservatory

9'11" x 9'11" (3.02 x 3.03)

Tiled floor, radiator and french doors leading to rear garden.



Lounge

12'0" x 15'1" (3.67 x 4.61)

Bay window to front, feature wood fire surround with marble effect back and hearth, inset living flame fire and TV aerial point.



Utility Room

7'1" x 10'7" (2.16 x 3.22)

Wall and base units, plumbed for automatic washing machine, space for tumble dryer, fridge and freezer, wall mounted gas central heating boiler and full length storage cupboards. Tiled floor and back door access.

First Floor Landing

Built in cupboard with steps leading up to loft which is part boarded for storage.

Bedroom One

10'4" x 11'11" (3.16 x 3.63)

Window to front.



Bedroom Two

10'4" x 11'10" (3.16 x 3.60)

Windows to rear and side. Built in store cupboard.



Bedroom Three

7'6" x 8'6" (2.28 x 2.58)

Window to front. Built in wardrobe and storage area.



Bathroom

5'5" x 7'5" (1.66 x 2.26)

Three piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low level WC. Window to rear and stripped wood flooring.



Garage

With up and over door, power and light.

Outside

Raised garden area to the front with established trees and plants. Driveway parking for two cars leading to garage.

Further garden area to the rear with raised flower beds, flagged patio, lawn and vegetable patch. Fence perimeters.



Floor Plans

Energy Efficiency and Environmental Impact

PLEASE NOTE

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

