



# 5 Belgrave Road

, Leyland, PR25 2LN

Offers Over £145,000



A Lovely Well Presented Two Bedroom Mid Town House ideally situated for the Town Centre Amenities and Motorway Links, modernised to a good standard to include ,Recently Installed uPVC Double Glazing and Shower Room. The layout comprises: Entrance with stairs to the first floor, Lounge with Bay Window and Stove Fire. Dining Kitchen with wall and base units and Stable Style Door leading to the Rear Garden Area. First Floor, Landing, Two Good Size Double Bedrooms and Three Piece White Shower Room. Warmed by Gas Central Heating and uPVC Double Glazing. Viewing is Essential, making this an Ideal Investment or First Time Buyer Property. No Chain Delay.



### Entrance

Main entrance door with stairs leading to the first floor.

### Lounge

uPVC Double Glazed bay window and Gas Central Heating Radiator. 7.5KW multi fuel stove on a tile hearth and Stone Mantle.

### Dining kitchen

uPVC Double Glazed window and uPVC Stable style rear door leading out to the rear enclosed garden area. Central Heating Radiator. Fitted wall and base kitchen units with worksurfaces and tile surrounds. Gas Hob, electric oven and filter hood. Space for a dining table.

### First Floor

#### Landing

#### Bedroom One

Two uPVC Double Glazed windows and Central Heating radiator. L-Shaped Room with good size walk in wardrobe/storage.

#### Bedroom Two

uPVC Double Glazed window and Central Heating Radiator.

#### Shower Room

uPVC Double Glazed window and Central Heating Radiator. Three Piece White Suite comprising of a Corner Walk in shower cubicle, wash basin and w.c. Fully tiled floor to tiling.

### External

Lovely neat front garden with gate. Enclosed rear garden/yard area to the rear.

### Disclaimer 1

Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

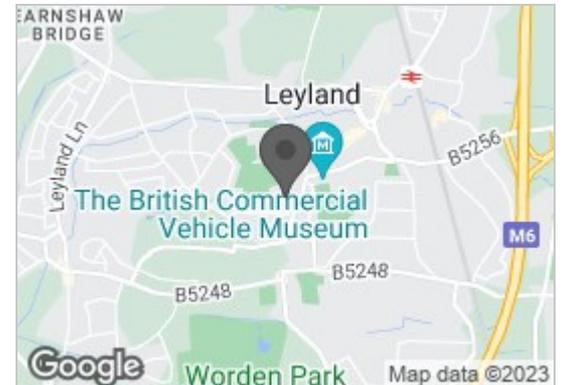
### Disclaimer 2

All fixtures and fittings in the property are excluded unless otherwise stated.

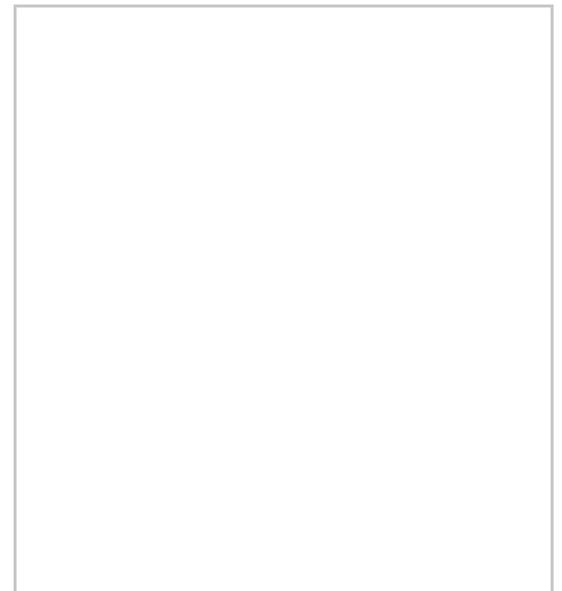
### Disclaimer 3

Photographs are reproduced for general information and it must be inferred that any item is not included for sale with the property.

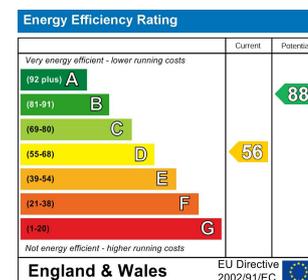
### Area Map



### Floor Plans



### Energy Efficiency Graph



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