



Leyland Road  
Penwortham  
Preston  
Lancashire  
PR1 9QB

Offers in Excess of £612,000

bettermove



# Leyland Road Preston

Bettermove are delighted to welcome to the market this charming four bedroom detached bungalow in Lower Penwortham, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has a gated driveway providing off road parking for up to 10 vehicles. The council tax band is D.

The interior of this beautifully-presented property, which has been refurbished and renovated throughout, comprises a spacious lounge with feature log burning stove, modern open plan kitchen/diner, additional reception room, games room, two bedrooms, a family bathroom and shower room on the ground floor. The first floor consists of two bedrooms and a further shower room. There is potential to convert this into a six bedroom property, subject to relevant planning permissions. The exterior boasts enclosed gardens to the front, rear and side, perfect for enjoying the summer months.

Situated in the sought after Lower Penwortham, the property is close to a wide range of amenities including shops, supermarkets, restaurants and cafes. Transport links can be found from the A582, M6, M65, Preston, Lostock Hall and Fishergate Hill rail stations.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Leyland Road Penwortham, Preston  
Approximate Gross Internal Area  
242 Sq M/2605 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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