



2 bed terraced house to buy in

Grove Street, Leyland, Lancashire, PR25 1UU

£80,000 Starting Bid

 x 2  x 1  x 2

Tenure

Leasehold

On Street parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ LOUNGE
- ✓ DINING KITCHEN
- ✓ TWO BEDROOMS
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None

Description

Situated in a popular location and within easy access to all local amenities including Schools to suit all ages, Tesco Extra & within easy access to Town Centre. Motorway access approx 10 minutes drive. Preston City Centre approx 20 minutes drive.

With no chain this two bedroom mid-terraced house in a good location with rear yard.

Updating required, ideal investment property for re-sale, living or for rental.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 853

Price: Starting Bid £80,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Listed property: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

LOUNGE 16' x 13'9" D/G window and C/H radiators.

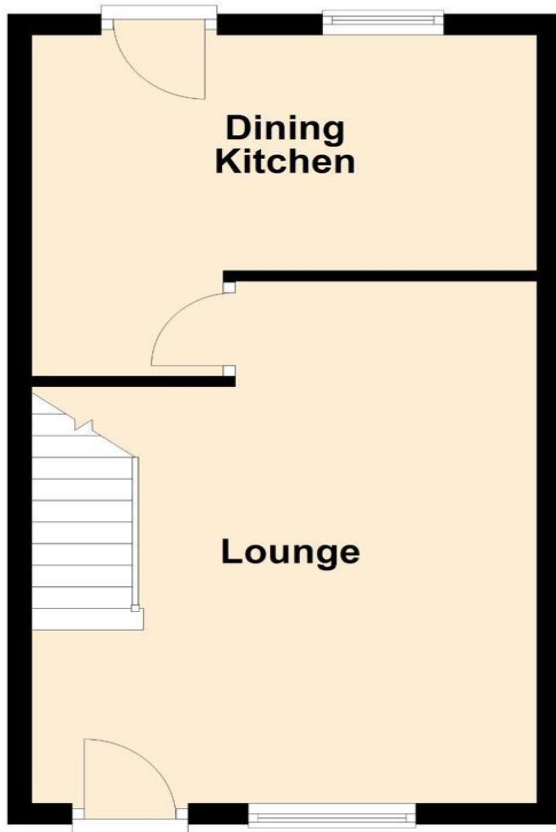
DINING KITCHEN 13'9" x 10'6" with D/G window, wall, base units and

BEDROOM ONE 14' x 13' to the front of the property with D/G window and

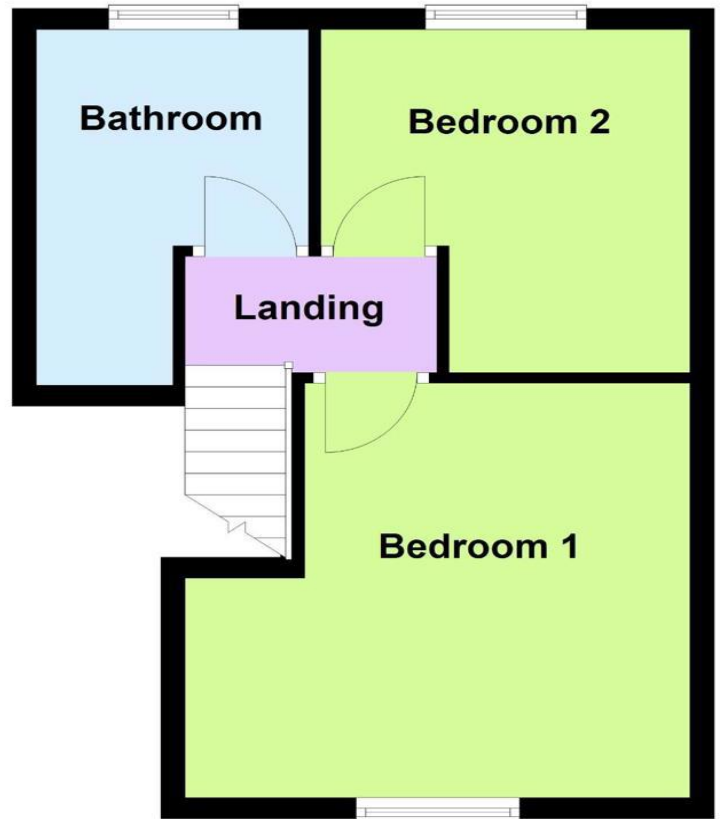
BEDROOM TWO 10'7" x 10'7" to the rear of the property with D/G window

BATHROOM Three piece suite comprising of paneled bath, w/c, wash

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Grove Street, Leyland, Lancashire, PR25 1UU

Contact your local branch today for more information on this property:

1000 Great West Road, Brentford, Brentford, Middlesex, TW8 9DW, Tel: 0208 106 8888,

<https://openhouse.london/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

