



## 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.**

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

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

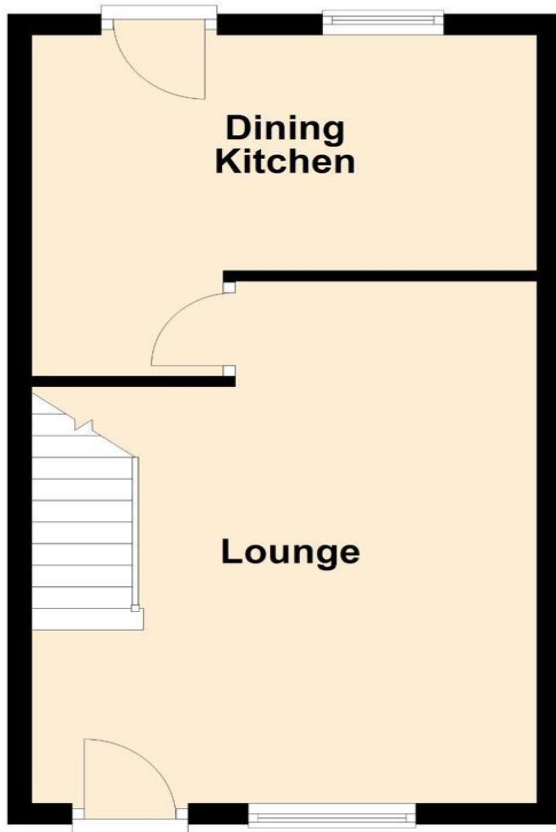
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**BEDROOM TWO 10'7" x 10'7" to the rear of the property with D/G window**

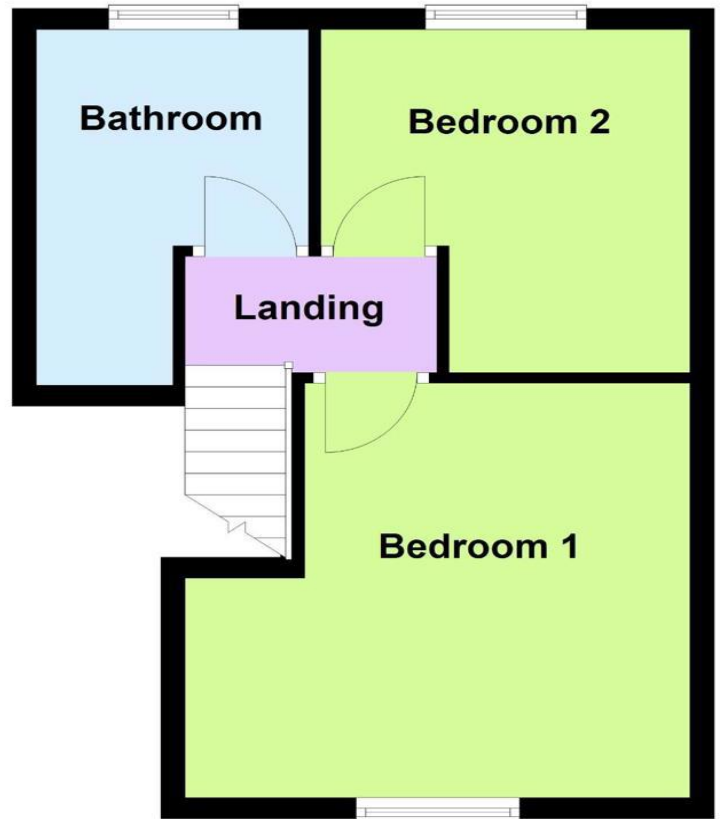
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**BATHROOM Three piece suite comprising of paneled bath, w/c, wash**

## Ground Floor



## First Floor



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

Grove Street, Leyland, Lancashire, PR25 1UU

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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