



9 Cowling Lane, Leyland

Offers in Region of **£185,000**





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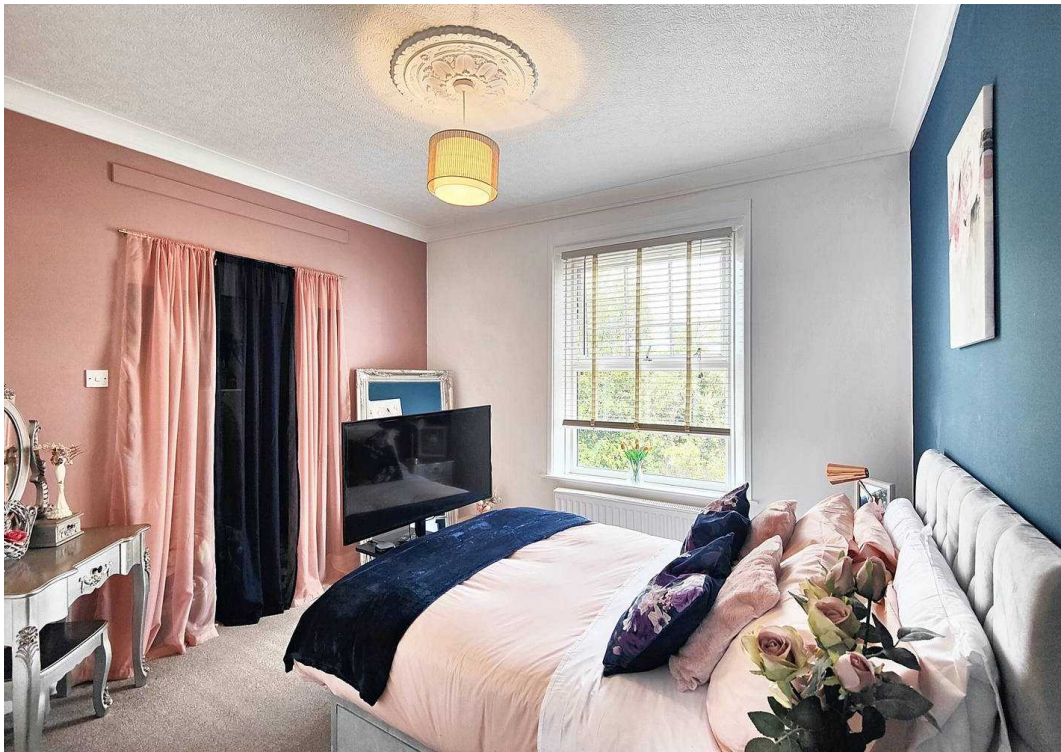
Leyland, Leyland

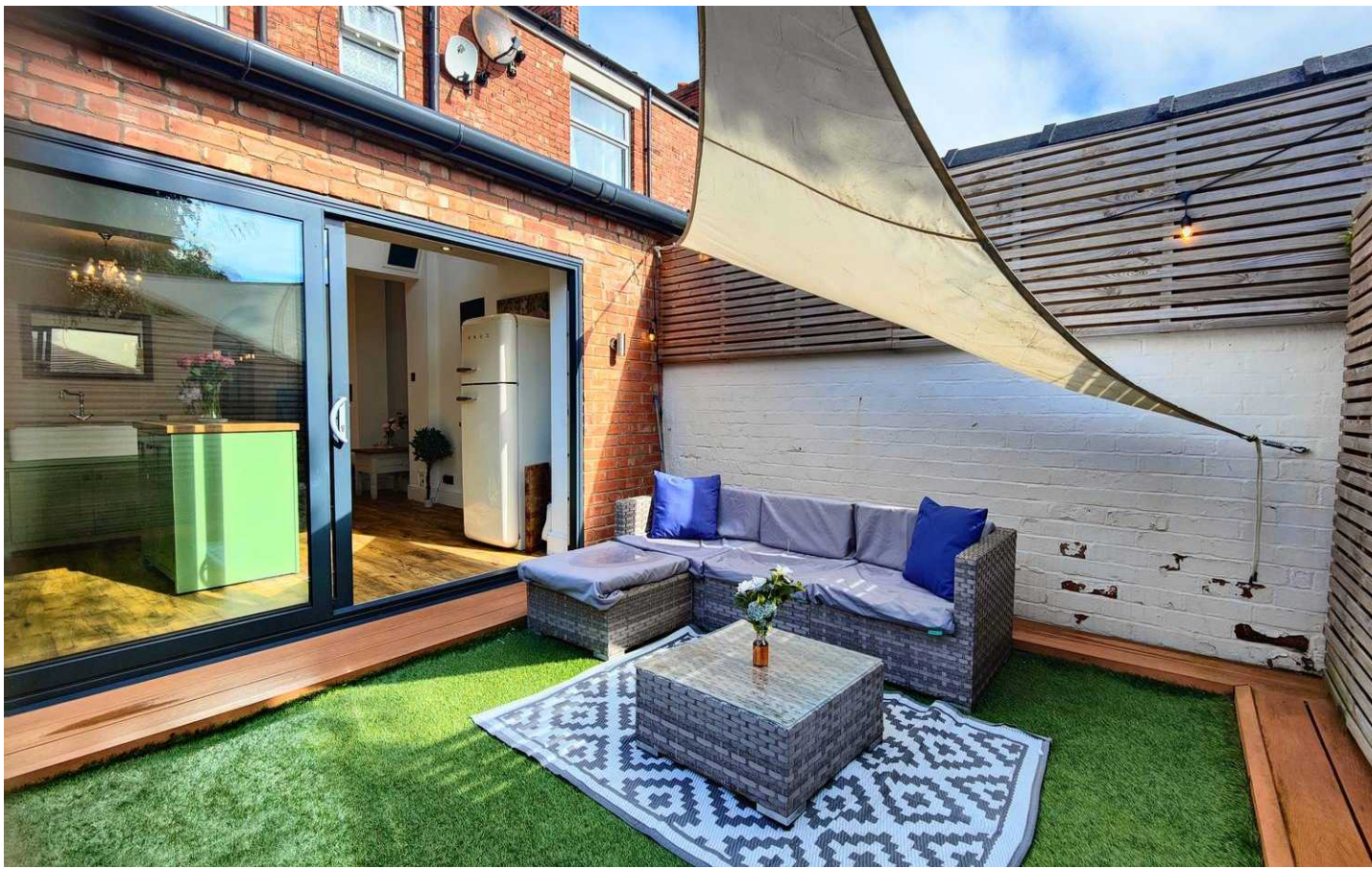
Stunning 2-bed terraced house with modern interior and extended open plan living area. South facing garden with patio doors, perfect for indoor-outdoor living. Ideal for comfort and convenience!

Council Tax band: A

Tenure: Freehold

- Terraced House
- 2 Bedrooms
- Extended Open Plan Living
- Patio Doors to Kitchen Diner
- South Facing Garden
- 2 Reception Rooms
- Front Forecourt
- Space to Work
- Local Amenities
- Transport & Travel Links



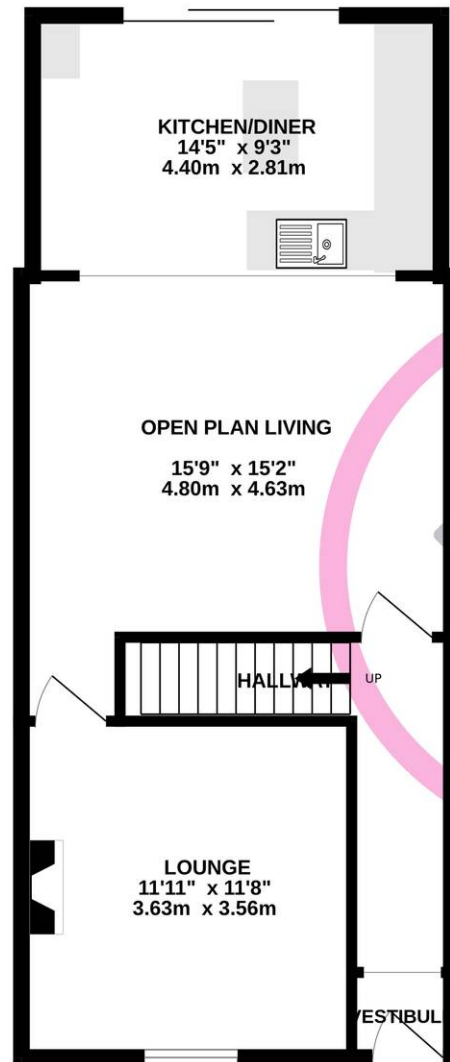


The House

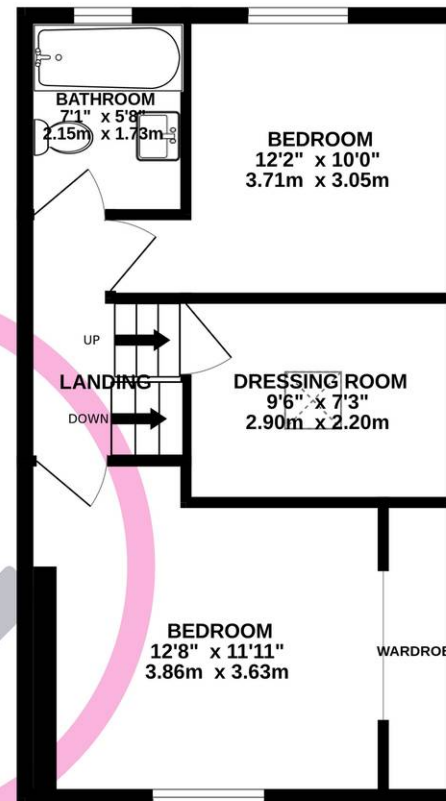
This house has so much curb appeal and makes a statement before you even set foot inside. Buyers will be delighted by the original features which are in fabulous condition and are complemented perfectly with the modern décor and attention to detail of the current owners. The vestibule retains original tiling to dado height and the superb, original mosaic floor tiles extend through the hallway which also enjoys a picture rail, dado rail and cornice. Original pine panelled doors open to the ground floor reception rooms. The front living room is currently used as a play room and has an enchanting, character feel with cornice and soft muted décor. A further pine panelled door with feature glazing opens to a truly impressive, open plan living area and kitchen.



GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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