



### 3 bed semi-detached house to buy in PR25

Wellington Avenue, Leyland, Lancashire, PR25 3JD

**£95,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

Garage parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ No Chain
- ✓ Three Bedrooms
- ✓ Driveway Parking
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: F
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## 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.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £95,000

Property Type: Semi-detached house

Parking: Garage, Driveway

Construction materials: Steel frame construction

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

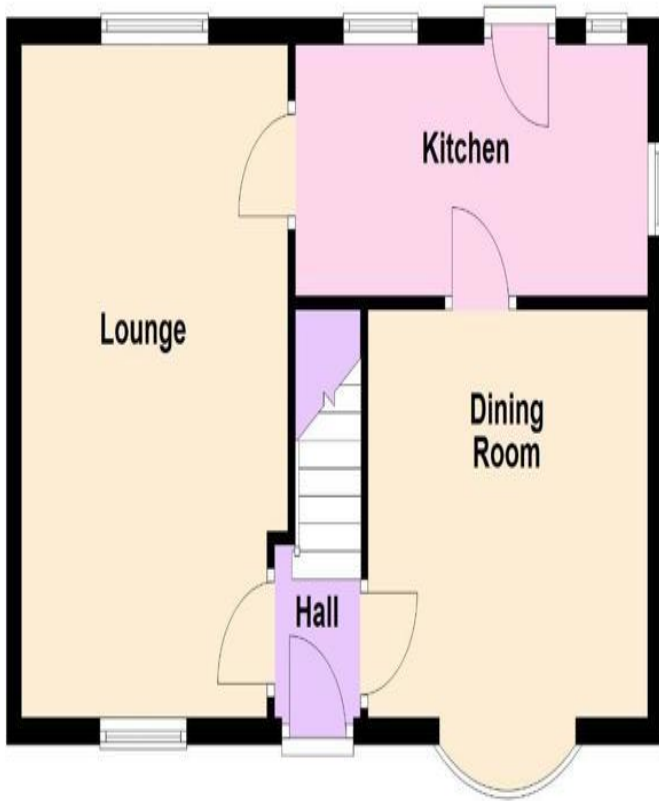
Water meter: No

Sewerage: Standard UK domestic

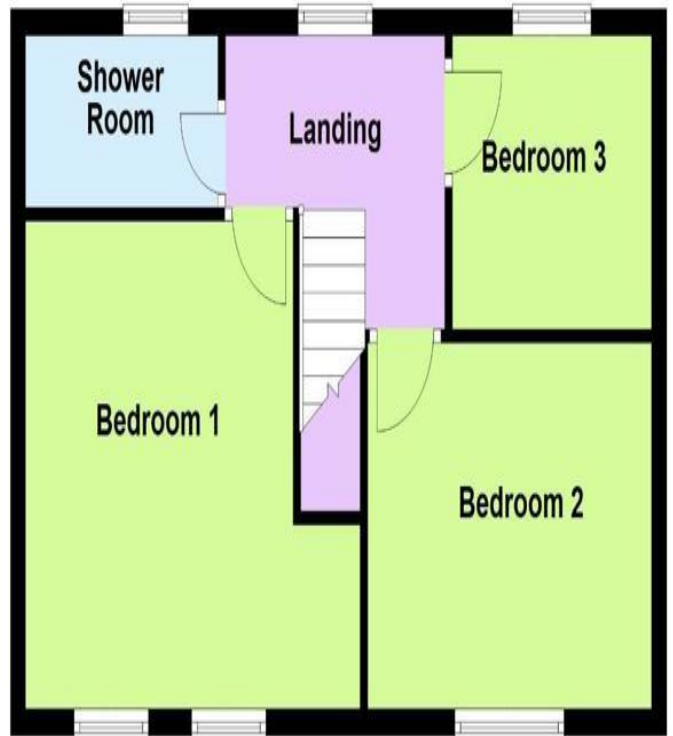
Air conditioning: No


Mobile signal coverage: Good

## 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>                                   |  |   | 74        |
| (55-68) <b>D</b>                                   |  |   |           |
| (39-54) <b>E</b>                                   |  |   |           |
| (21-38) <b>F</b>                                   |  | 28  |           |
| (1-20) <b>G</b>                                    |  |   |           |
| <i>Not energy efficient - higher running costs</i> |  |   |           |
| <b>England, Scotland &amp; Wales</b>               |  | EU Directive 2002/91/EC  |           |

Wellington Avenue, Leyland, Lancashire, PR25 3JD

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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