



### 3 bed end of terrace house to buy in PR25

Turpin Green Lane, Leyland, Lancashire, PR25 3EA

**£85,000** Starting Bid

🏠 x3 🪑 x1 🚗 x2

Tenure

**Leasehold**

Off Street parking

### Property features

- ✓ Sold via Online Auction
- ✓ Three Bedrooms
- ✓ Refurbishment Required
- ✓ Good Location
- ✓ 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
- ✓ Mobile signal: Good

## Description

\*\*\*BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY\*\*\*

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.

THE ACCOMMODATION OFFERS (all sizes are approx):-

HALLWAY with wooden front door.

LOUNGE 14'8" x 12'9" wooden single glazed window and C/H radiator.

RECEPTION ROOM 14'8" x 12'9" wooden single glazed window and C/H radiator.

KITCHEN 15' x 7' sink and drainer, wooden single glazed window and wooden door to yard.

LANDING with access to loft.

BEDROOM ONE 15' x 9' wooden single glazed window and C/H radiator.

BEDROOM TWO 12' x 9' wooden single glazed window and C/H radiator.

BEDROOM THREE 12' x 6'3" wooden single glazed window and C/H radiator.

BATHROOM Three piece suite comprising of paneled bath, w/c, wash hand basin, wooden single glazed window.

OUTSIDE Paved rear yard with access to ginel.

SERVICES ALL MAINS SERVICES ARE CONNECTED.

LOCAL AUTHORITY SOUTH RIBBLE BOROUGH COUNCIL BAND 'A'

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 880

Annual Ground Rent Amount: £1.00

Price: Starting Bid £85,000

Property Type: End of terrace house

Parking: Off Street

Year built: 1907

Construction materials: Brick and block

Roofing type: Slate tiles

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

Broadband: None

Mobile signal coverage: Good



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>		77
(55-68) <b>D</b>	55	
(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 

Turpin Green Lane, Leyland, Lancashire, PR25 3EA

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

**4 Middle Gate, Newark, Nottinghamshire, NG24 1AG, Tel: 01636 558 540, <https://oliver-reilly.co.uk/>**

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.

