



Leyland Road  
Penwortham  
Preston  
Lancashire  
PR1 9QB

Offers in Excess of £123,000

bettermove 

# Leyland Road Preston

Bettermove are proud to present this 2 bedroom semi-detached house in Penwortham available with no forward chain.

The property benefits from double glazing and gas central heating throughout. The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, open plan fitted kitchen with dining area on the ground floor. The first floor consists of 2 double bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Penwortham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Lostock Hall and Preston Train Station, the M6 and many local bus routes.

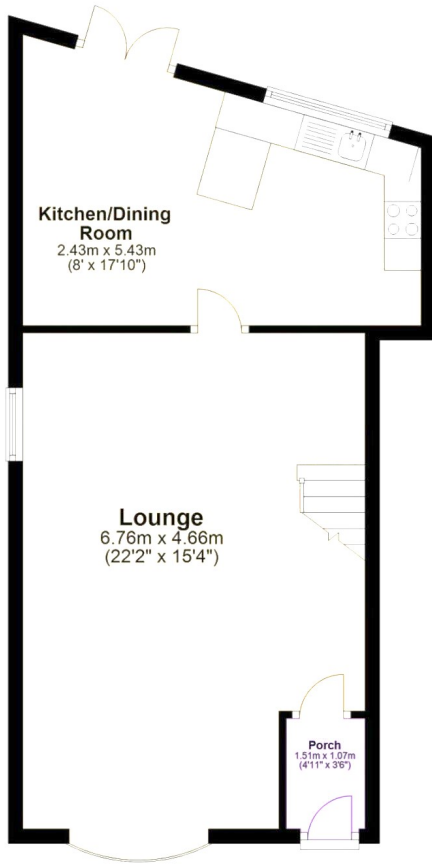
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(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	



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