



46 Fernleigh, Leyland, PR26 7AL  
Offers in the Region of £140,000

**WIGNALLS**

Chartered Surveyors, Planning  
Consultants & Land Agents



46 Fernleigh  
Leyland  
PR26 7AL

Offers in the Region of  
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2 Bedroom Semi Detached Bungalow

Garden to Front and Rear

Off Road Parking Available to Rear



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An exciting opportunity to purchase this stunning, beautifully presented semi detached true bungalow which sits at the entrance to a quiet cul-de-sac.

The deceptively spacious property is located just over 2 miles from both Croston and Leyland train stations and a short distance to a supermarket and 2 Primary Schools.

Viewing is essential in order to appreciate the accommodation on offer.



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**Entrance** 4' x 4' (1.22m x 1.22m). New double glazed external front door.

**Living Room** 10'6" x 16'3" (3.18m x 4.74m). New double glazed UPVC window looking out to the front of the property.

**Kitchen Diner** 11' x 13'6" (3.37m x 4.10m). UPVC double glazed door opening onto the garden, double glazed UPVC window facing the rear. The kitchen is modern with white wall and base units with a one and a half bowl sink with mixer tap. There is an integrated electric oven, integrated gas hob with overhead extractor. There is also space for a fridge/freezer and washing machine. The loft hatch is also found in the kitchen giving access to the boarded-out loft which houses the boiler.

**Bedroom One** 11' x 12'3" (3.36m x 3.77m). New double glazed UPVC window facing the front.

**Bedroom Two** 7'1" x 10'6" (2.18m x 3.1m). UPVC French double glazed doors opening onto the rear garden.

**Bathroom** 6'9" x 6'1" (2.01m x 1.83m). Modern wet room, double glazed UPVC window facing the rear, heated towel rail and modern tiled walls, down lights to ceiling, low flush WC and hand basin with fitted modern base/storage units.

**Outside** The front is very well presented, mainly laid to lawn with a paved pathway leading to front door. The rear is mainly laid to lawn with a patio area, established shrub/flower borders, 2 good sized garden sheds and double gates to rear providing access to the off road parking.



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# Property Floor Plan



This floorplan has been drawn by Wignalls Chartered Surveyors and all measurements are given as rough figures and for identification purposes only



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## General Remarks

Services: The property has the benefits of mains electricity, gas and water.

Please note: Wignalls Chartered Surveyors have not tested and of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: South Ribble Borough Council

Council Tax: Band A

Date of Photographs: Feb 2021

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Thomas Wignall BSc Hons MRICS FIAA.

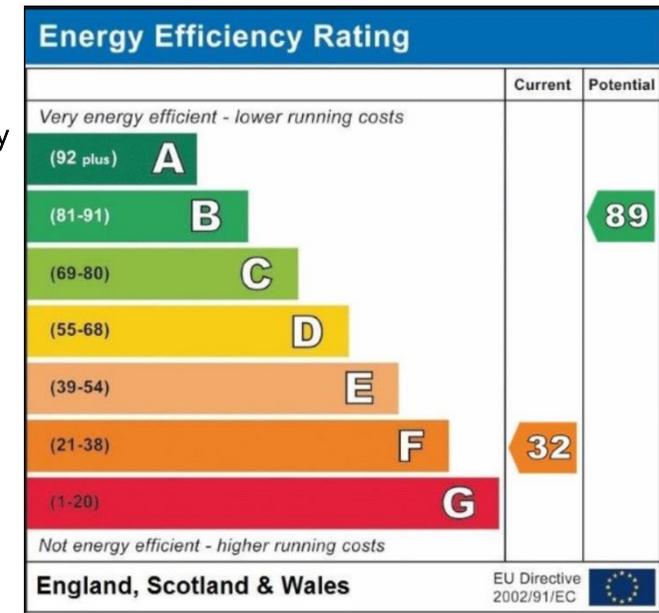
Please call the office or email [tom@wignallscs.co.uk](mailto:tom@wignallscs.co.uk) to arrange a viewing.

Money Laundering Regulations Compliance: Please bear in mind that Wignalls Chartered Surveyors will require from any purchaser looking to offer on the property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print but will not affect credit rating.

Method of Sale: Private Treaty SUBJECT TO CONTRACT

Wignalls Chartered Surveyors for themselves and the vendors or lessors give notice that:

1. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their own investigations before contract.
3. No person in the employment of Wignalls Chartered Surveyors has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts nor any part thereof.
5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) to the property.
6. All correspondence (whether married or not) and all discussions with Wignalls Chartered Surveyors and their employees regarding the property referred to in these particulars are subject to



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