



## Meadow Vale, Leyland, PR26

**£160,000**

None

**Tenure:** Freehold, **Bedrooms:** 3

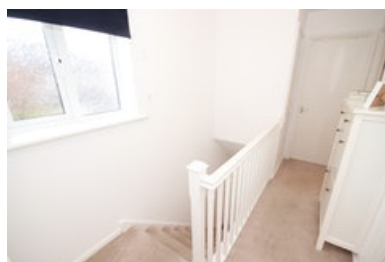
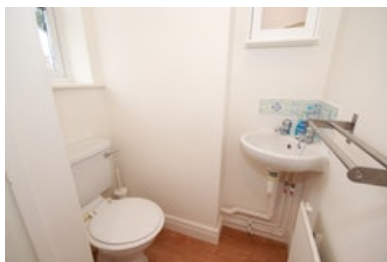
..... LOVELY SEMI DETACHED PROPERTY..... This lovely semi detached property would make an ideal family or first time buyer home having three bedrooms and being spacious.

## Key features:

- Semi detached property
- 3 Bedrooms
- En-suite to master bedroom
- Ground floor WC
- Modern kitchen
- UPVC
- GCH
- Gardens
- Off Street parking

## Extra info:

- **Property Age:** 21 years
- **Council Tax:** Band B (£1560.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



..... LOVELY SEMI DETACHED PROPERTY.....

This lovely semi detached property would make an ideal family or first time buyer home having three bedrooms and being spacious. Situated in the popular area of Leyland on a sought after development in a quiet cul-de-sac the property is move in ready.

From the main entrance you enter the hallway with staircase to the first floor, to the left is the ground floor wc. At the end of the hall you enter the lounge which has wooden flooring and feature fireplace, door leads through to the kitchen/diner, the kitchen has been fully fitted with modern high loss handleless units, this is finished with integrated appliances and co-ordinating worktops, there is a separate dining area and french doors opening on to the patio.

On the first floor the master bedroom has the added benefit of an en-suite bathroom with walk in shower, there are a further two good size bedrooms, the family bathroom has white suite and tiling.

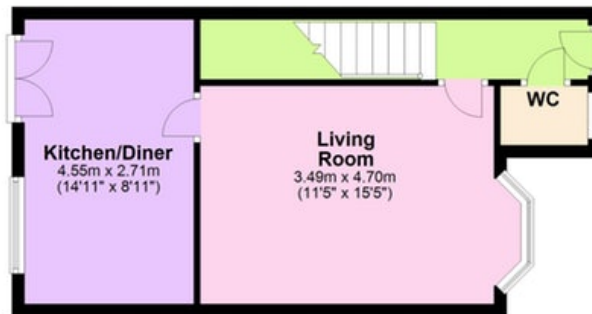
To the front is a garden and driveway which allows for off street parking for several cars, to the rear is a garden with patio and lawned area.

Excellent amenities and schools are within walking distance and the property is ideally situated for good road and transport links, the train and motorway network are a few minutes away.

This is a lovely property which is move in ready ideal for a first time buyer and we thoroughly recommend early viewing to fully appreciate all the qualities this property has to offer.

Floor plan:

Ground Floor



First Floor



## Energy Performance Certificate:

**Energy Performance Certificate**

**12, Meadow Vale**  
**LEYLAND**  
**PR26 7JY**

Dwelling type: Semi-detached house  
 Date of assessment: 15 February 2012  
 Date of certificate: 19 February 2012  
 Reference number: 0693-2851-9624-9692-2975  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 70 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	72

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	64	72

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	232 kWh/m <sup>2</sup> per year	179 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.1 tonnes per year	2.4 tonnes per year
Lighting	£68 per year	£43 per year
Heating	£474 per year	£400 per year
Hot water	£129 per year	£100 per year

**You could save up to £129 per year**

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

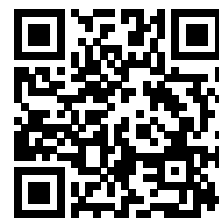
Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Page 1 of 6

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