

1 Matterdale Road, Leyland

Offers Over **£325,000**

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1 Matterdale Road

Leyland

Spacious five-bedroom semi in Leyland with four receptions, large garage, en-suite, family bathroom. Needs modernisation. No chain. Close to schools, parks, shops, and transport links.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Substantial Heavily Extended Semi-Detached House
- Five Bedrooms Including Principal Bedroom With En-Suite
- Four Separate Reception Rooms Offering Excellent Versatility
- Fitted Kitchen, Downstairs WC & Family Bathroom
- Large Integral Garage With Internal Access
- Highly Desirable Residential Location Close To Worden Park
- Excellent Access To Local Schools, Amenities & Transport Links
- No Onward Chain Delay And Scope For Modernisation


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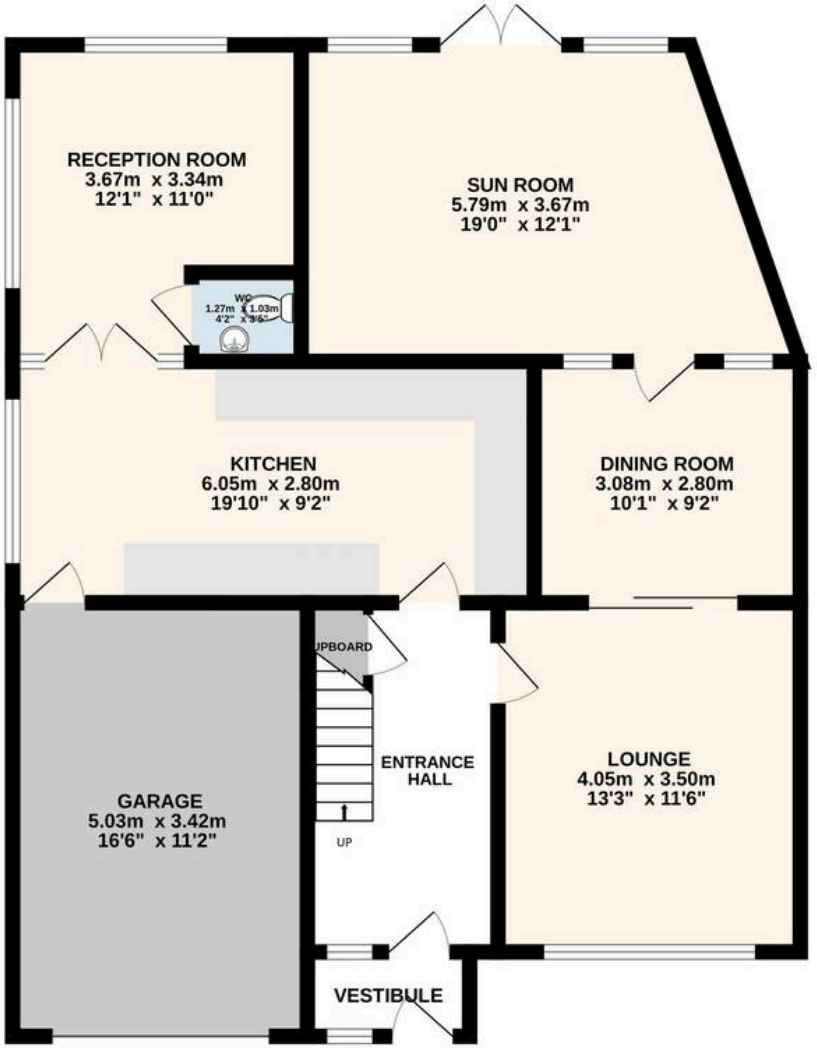
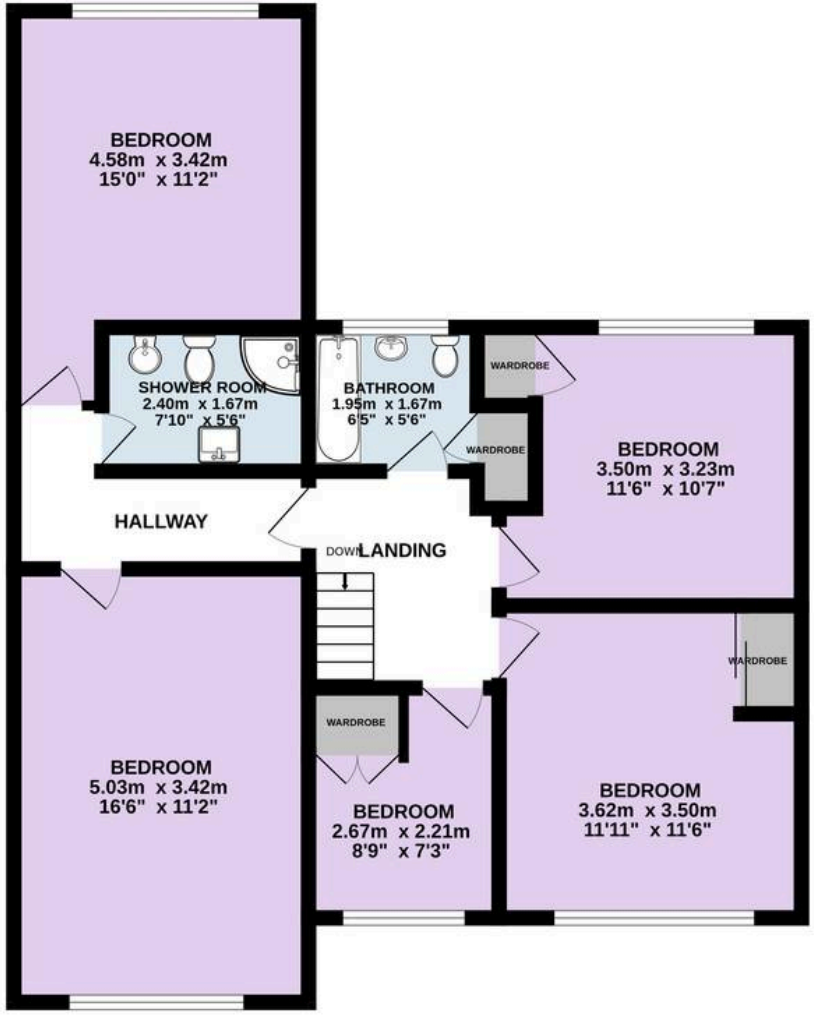
GROUND FLOOR
98.9 sq.m. (1064 sq.ft.) approx.



1ST FLOOR
78.4 sq.m. (844 sq.ft.) approx.



TOTAL FLOOR AREA : 177.3 sq.m. (1908 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.

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