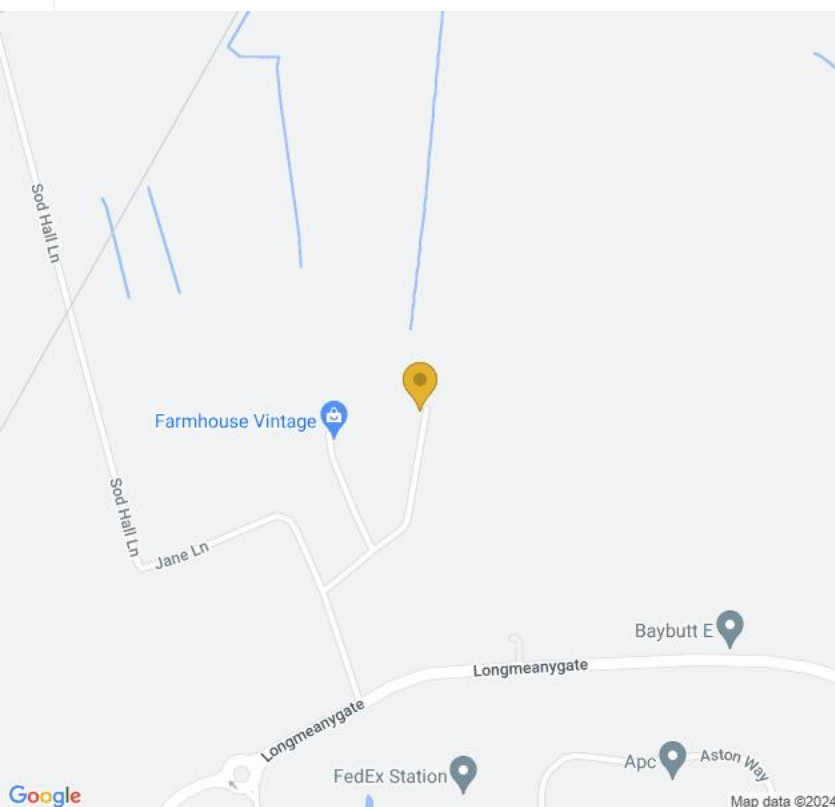
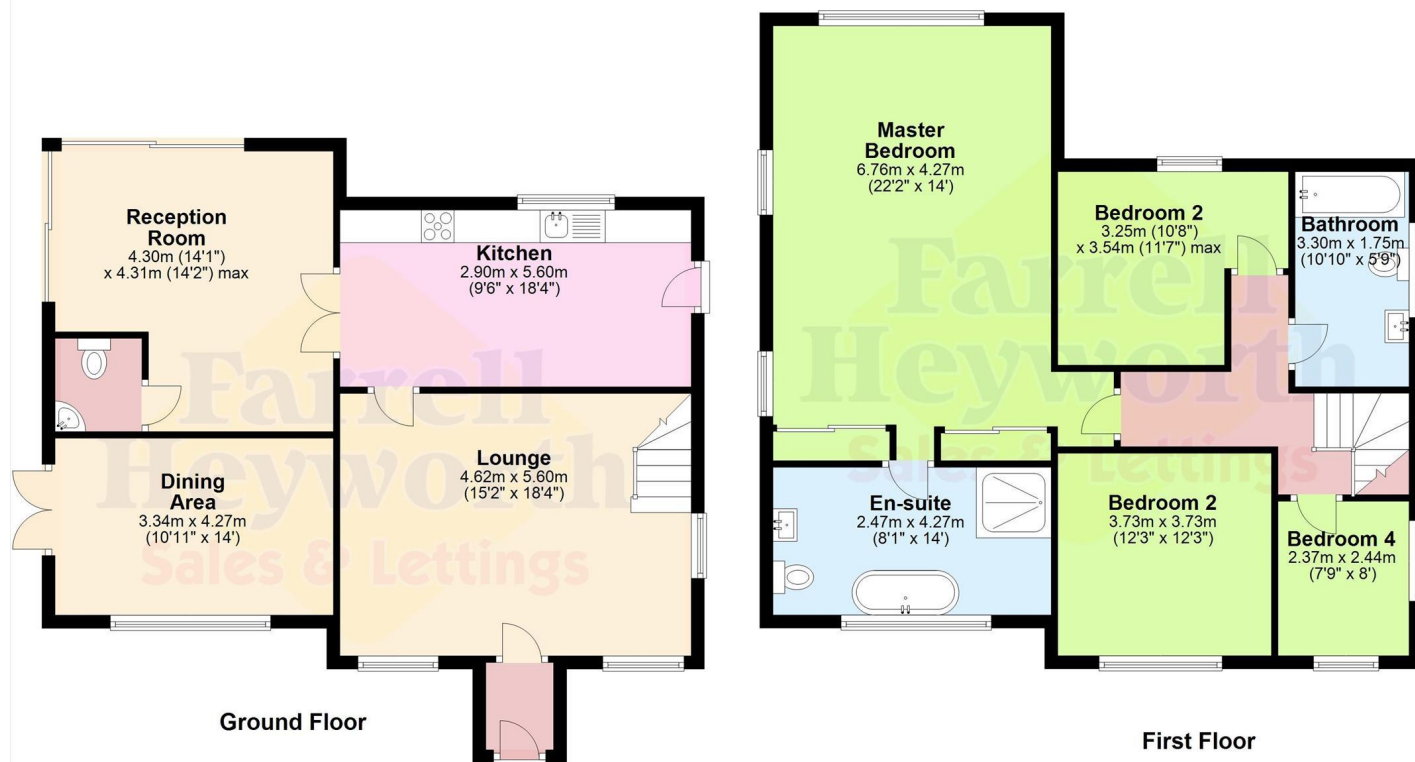


O.O
£390,000

Jane Lane, Midge Hall,
Leyland PR26



Leyland
13/15 Cleveland Street
Chorley PR7 1BH

Tel: 01772 624150

Email: leyland@farrellheyworth.co.uk

<https://www.farrellheyworth.co.uk/leyland>



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Going To Auction In June**
- **Positioned Down Quiet Country Lane in Midge Hall Village.**
- **Modern Fitted Kitchen with Integrated Appliances.**
- **En-Suite off the Master, Separate Shower & Freestanding Bath.**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

EPC D

www.farrellheyworth.co.uk



Check out this superb spacious four bedroom detached family home with rustic, county farmhouse features with a twist of stylish contemporary décor. Situated down a private sleepy country lane in the semi-rural village of Midge Hall on the outskirts of Leyland.

The ground floor comprises a rustic stone-built porch, dining room, lounge with wood flooring, feature beams and staircase to the first floor. Off the lounge there is an immaculate fitted kitchen with feature lighting, integrated induction hob, stainless steel extractor, double self-cleaning ovens, microwave, coffee machine, warmer drawer, Quooker hot/cold tap and stable door access to the side. The kitchen also boasts under floor heating. Double doors lead through to the second reception room with light and airy tones, spot lighting and wood flooring. Double sliding doors provide access to the gardens and private garden views. There is also ground floor wc, tiled with wc and wash hand basin.

To the first floor are four bedrooms, a fantastic sized master bedroom with vaulted ceiling, plush carpet, fitted wardrobes with sliding doors and hidden access to the modern style tiled en-suite comprising walk-in shower, freestanding bath, spot lighting and under floor heating. Off the landing there are three further bedrooms, two doubles and one single all filled with neutral décor and laminate style flooring. There is a contemporary style family bathroom comprising white three piece suite, wall mounted mirror with back lighting, fitted over bath shower and storage.

Externally the rear garden is stunning comprising flagged patio area, laid lawn, rockery border filled with perennials. The garden boasts a summer house with covered dining/cooking area, and has power, lighting and wood burner stove.

Tenure: Freehold
Council Tax: Band To be confirmed

What The Agent Says

This hidden gem is tucked away in the lovely rural village of Midge Hall located be on the cusp of countryside but within close of reach of Leyland centre where you will find plenty of supermarkets and high street shops for all your weekly essentials. For the commuters of the world you are a short drive from the M6/M65 and Leyland train station. This spectacular home would make a fitting purchase for the growing family! Don't miss it.





