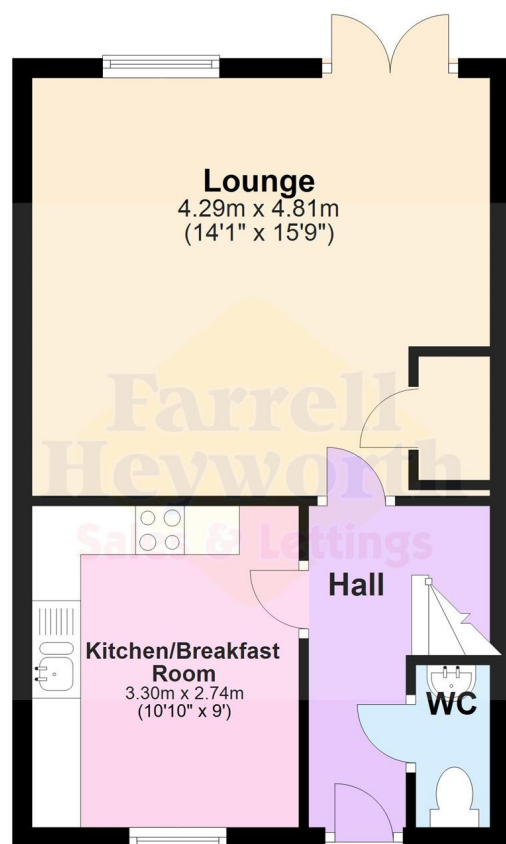
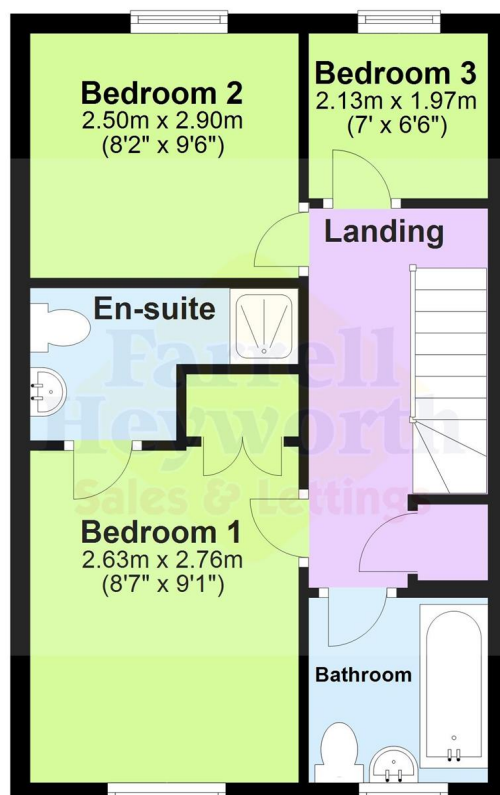


**O.O**  
**£160,000**

Quins Croft, Leyland PR25



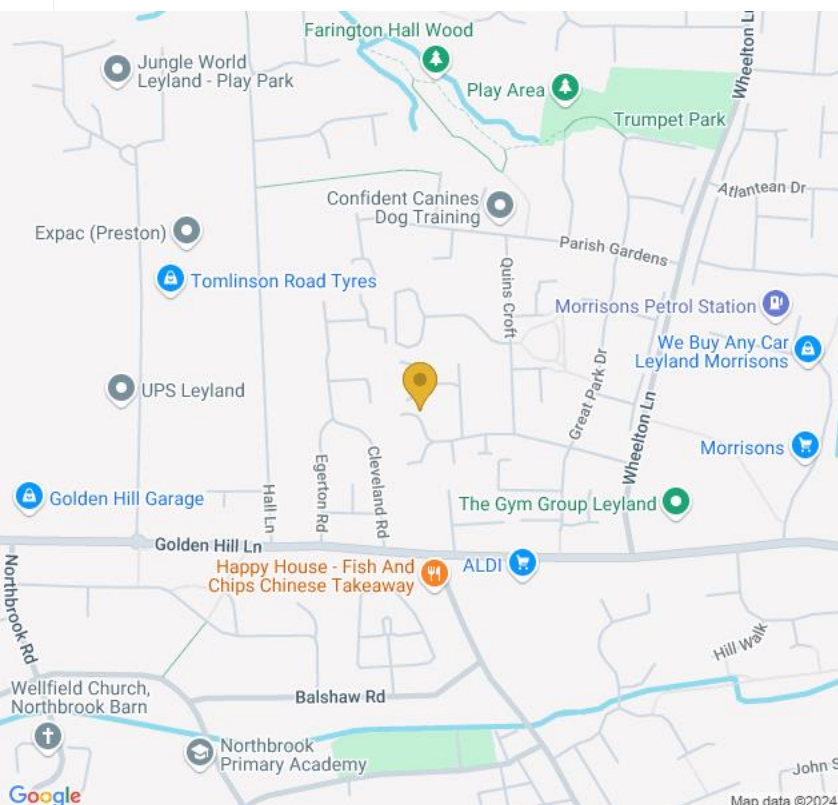
**Ground Floor**



**First Floor**



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **STUNNING THREE BEDROOM MODERN FAMILY HOME**
- **MODERN KITCHEN, GENEROUS LOUNGE, DG, GCH**
- **MODERN BATHROOM, BRILLIANT REAR GARDEN**
- **SOLD WITH TENANT IN SITU, CLOSE TO TRANSPORT LINKS AND AMENITIES**



**Leyland**  
**13/15 Cleveland Street**  
**Chorley PR7 1BH**

**Tel: 01772 624150**

**Email: leyland@farrellheyworth.co.uk**

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

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

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.



This stunning, three bedroom property is conveniently located in the centre of Leyland, close to local amenities, schools and transport links.

The accommodation comprises spacious entrance hall with stairs to the first floor and a ground floor wc. The modern kitchen is fitted with a range of base and wall units in high gloss white with integrated appliances. The spacious lounge has modern décor and space to dine with French doors to the rear garden.

To the first floor, there are three good sized bedrooms (two doubles and a good sized single) plus a modern en-suite shower room to the master and a family bathroom with a modern three piece suite in white plus tiling to complement.

Externally the rear garden is enclosed and low maintenance with a patio area and storage shed plus there is ample parking to the front.

Tenure: Leasehold

Tenure: Leasehold  
Leasehold information: Terms:  
250 years from 1st January  
2004  
Current Ground Rent: TBC

Council Tax: Band B

### What The Agent Says

**This is a lovely property at a fantastic price and would be perfect for a first time buyer or downsizer. The location is ideal for local amenities, schools and transport links. Call today to book your viewing.**

