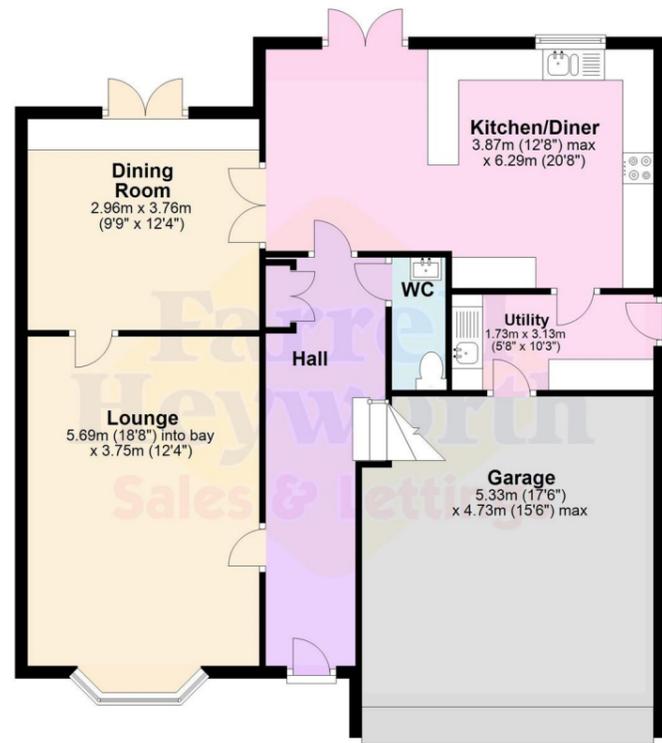


**£425,000**

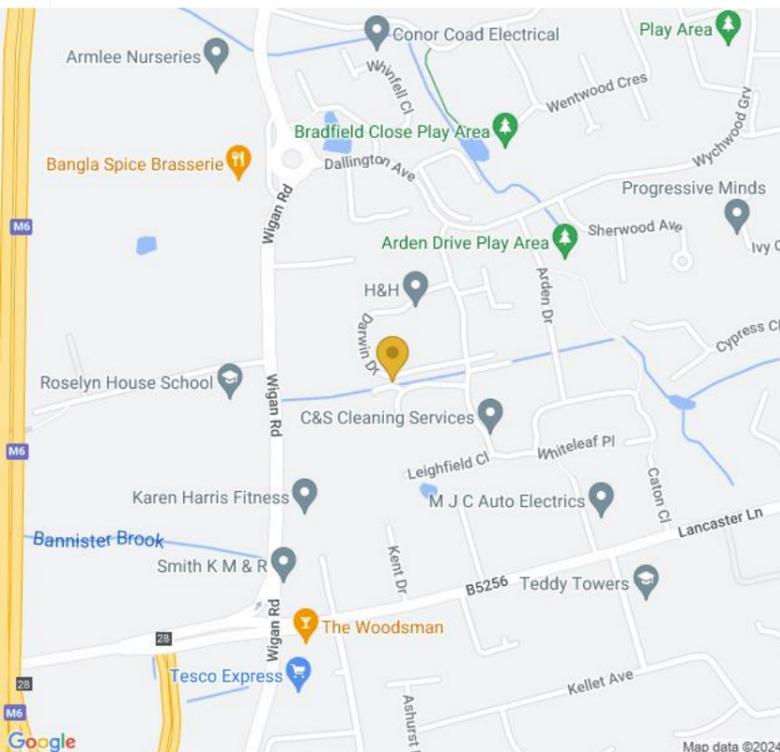
Dallington Avenue, Leyland  
PR25



Ground Floor



First Floor



Leyland  
13/15 Cleveland Street  
Chorley PR7 1BH

Tel: 01772 624150

Email: [leyland@farrellheyworth.co.uk](mailto:leyland@farrellheyworth.co.uk)  
<https://www.farrellheyworth.co.uk/leyland>



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Detached Executive Style Delightful Modern Family Home**
- **Four Double Bedrooms With Stunning Master Suite & Dressing Area**
- **Lounge, WC, Dining Room, Kitchen Diner and Utility**
- **Bathroom, Gardens, Double Garage, Quiet Location**

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 B**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)



We are pleased to present to the market this stunning, spacious, beautifully appointed detached executive family home providing luxury living and is certainly a credit to the current owners, fitted with excellent specification and quality.

Internally, the versatile accommodation offers four double bedrooms with a stunning master suite.

In brief there is a light and airy entrance hallway, wc, lounge and wow factor dining/family kitchen with integrated appliances and a separate utility and dining room.

To the first floor is the master bedroom with dressing area and en suite, family bathroom and three further generous bedrooms and bathroom.

Externally the property is set back in a private location and to the front is garden area, drive and double garage with a good size rear garden.

This superb four bedroom detached home provides ample flexible living space, privacy and is positioned on a quiet private plot, in a popular area with excellent access to motorways and is within walking distance of local amenities.

Tenure: Leasehold  
 Leasehold information: Term: 155 Years from 1st January 2014  
 Current Ground Rent: £210 per annum

Council Tax: Band F





