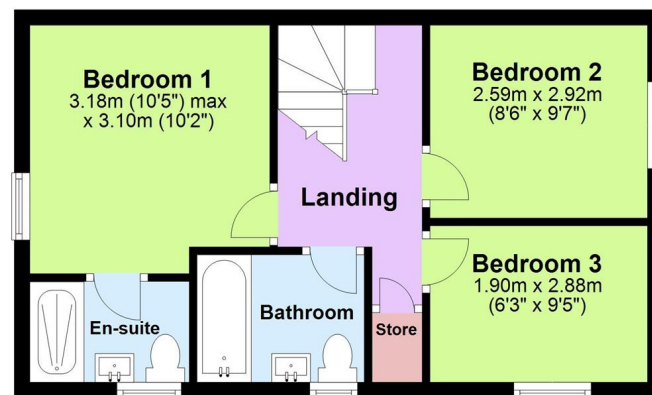
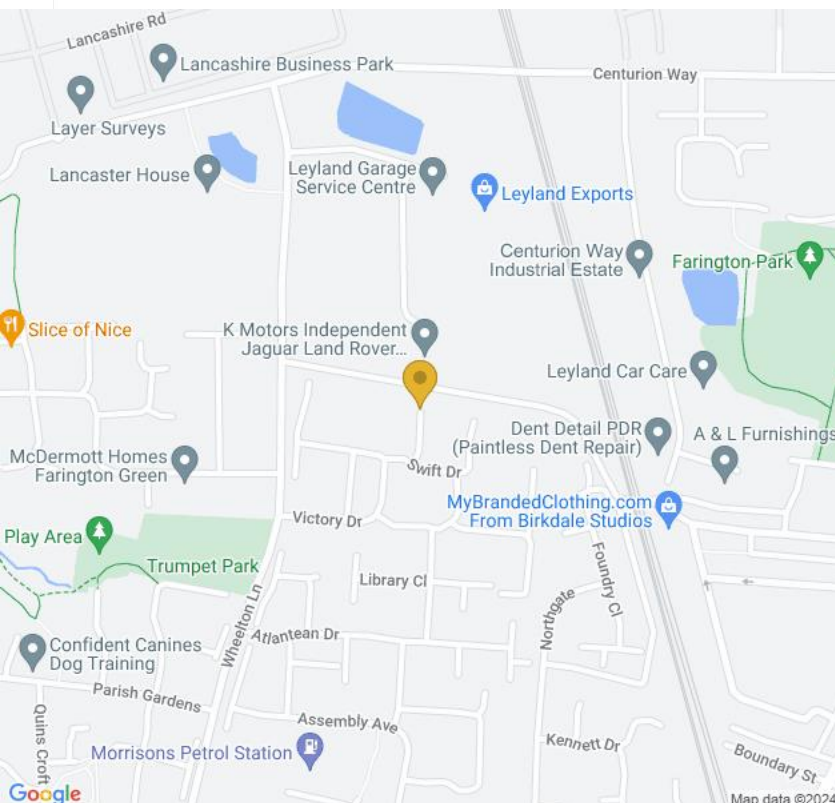


Ground Floor



First Floor



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

£205,000

Alvis Close, Farington,
 Leyland PR25

Farrell
Heyworth
Sales & Lettings



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Modern Semi Detached Family Home in Fabulous Setting**
- **Conveniently Situated for Accessing Leyland Town Centre Amenities**
- **Three Bedrooms with En Suite to Master, Bathroom and WC**
- **Lounge, Kitchen Diner, Private Rear Garden, Driveway**

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.

EPC C

www.farrellheyworth.co.uk



This is a beautifully presented three bed modern semi detached property on the continually popular a much sought after residential development in Leyland. This would be an ideal home for a small family or for someone wanting to move closer to a town centre due to its proximity to amenities, shops, bars restaurants, leisure facilities and transport links including motorways, bus and train stations.

Internally, the property briefly comprises a welcoming reception hallway that leads into the spacious lounge, back through the hall, you will find the modern fitted kitchen diner with integral appliances and double doors to the good sized and corner position superb garden, from the hallway there is also a convenient WC. To the first floor are three good sized bedrooms and the three piece family bathroom, in addition the master bedroom has its own en suite.

Externally, to the front of the property is a good sized, corner plot garden and to the rear is a driveway providing ample off road private parking as well as the already mentioned superb rear garden which is perfect for outdoor entertaining and is secluded and private.

Tenure: Freehold
Council Tax: Band C





