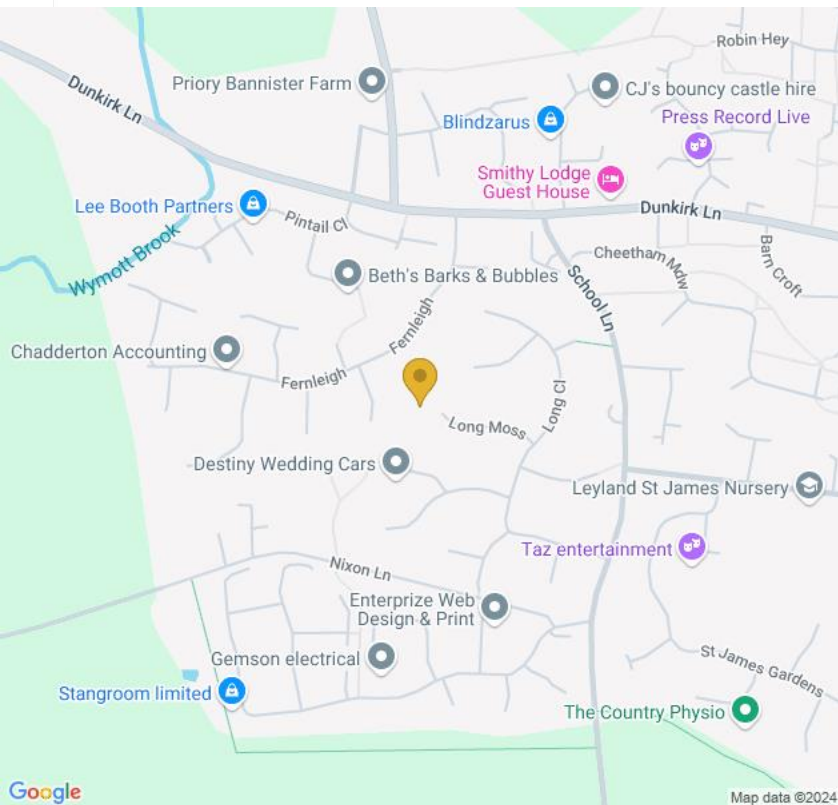
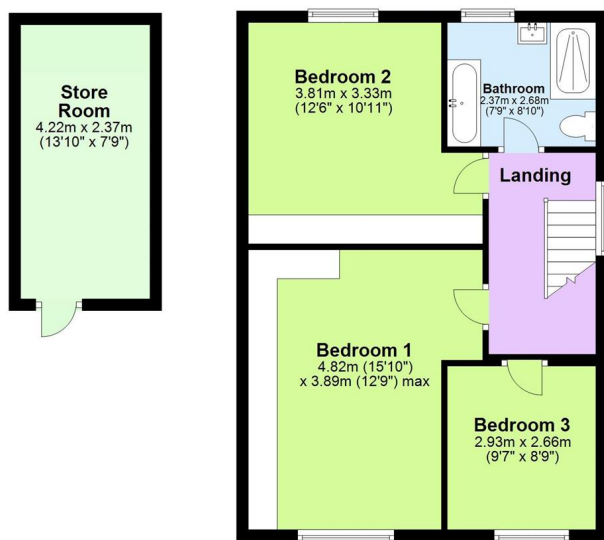
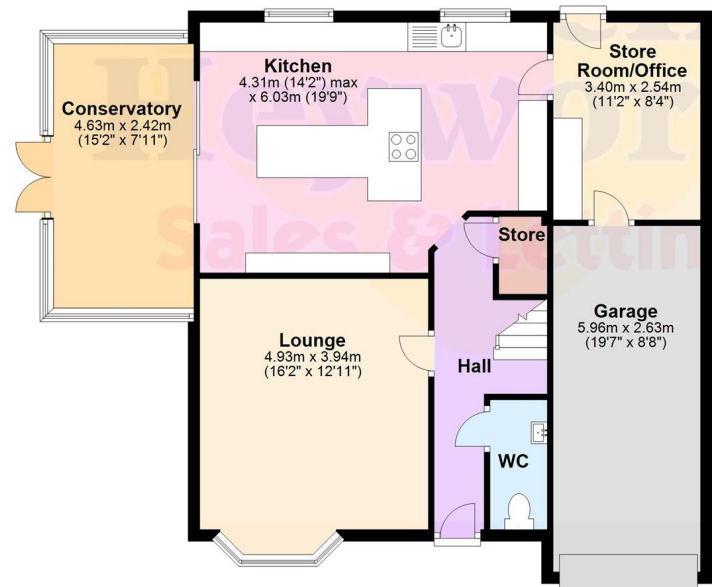


£299,950 Bolton Meadow, Leyland
PR26



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



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Much Improved and Modernised Detached Home With Great Plot**
- **Stunning Fitted Kitchen, Bathroom Suite and Outside Entertaining**
- **Lounge, WC, Drive, Garage, Office/Utility and Outbuilding**
- **Three Great Size Bedrooms, MUST VIEW TO APPRECIATE**

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 D

www.farrellheyworth.co.uk



Situated in a pleasant cul de sac location and with great access to all local amenities including Leyland town centre, train station, schools to suit all ages, leisure centre, library, bus routes, local shops and the award winning Worden Park is this extremely well presented and modernised three bedroom detached family home offering fabulous living both inside and externally with the property uniquely have a great size plot which provides ample space for outside entertaining with an outdoor building as well.

The accommodation in brief comprises hallway with ample storage and a tiled floor, a ground floor WC for convenience, a generous lounge with bay window, a fabulous fitted kitchen with an array of integral appliances, and centre island, sliding doors provide access to the conservatory located to the side, also from the kitchen is the office/utility room with integral access to the garage.

The first floor comprises of three great size bedrooms with the master and second bedrooms having fitted wardrobes, fitted bathroom suite with separate bath and walk in shower and a landing with window for added light.

Externally to the front is ample off road parking on the drive which in turn provides access to the garage, to the rear is a tremendous garden space on an over sized plot which has seating areas and out building (presently used for storage), great size lawned garden area, a further seating area is located around the corner to make sure you do not miss any sun, from this area is a gated access to the secluded hot tub.

Tenure: Freehold
Council Tax: Band D





