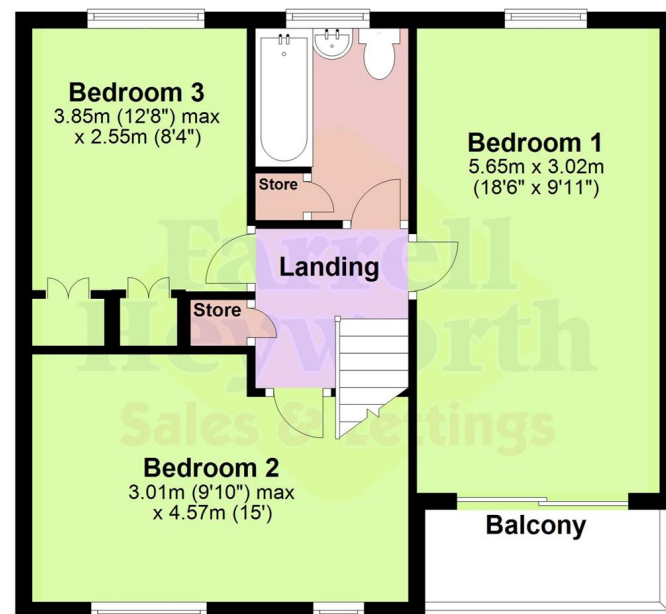
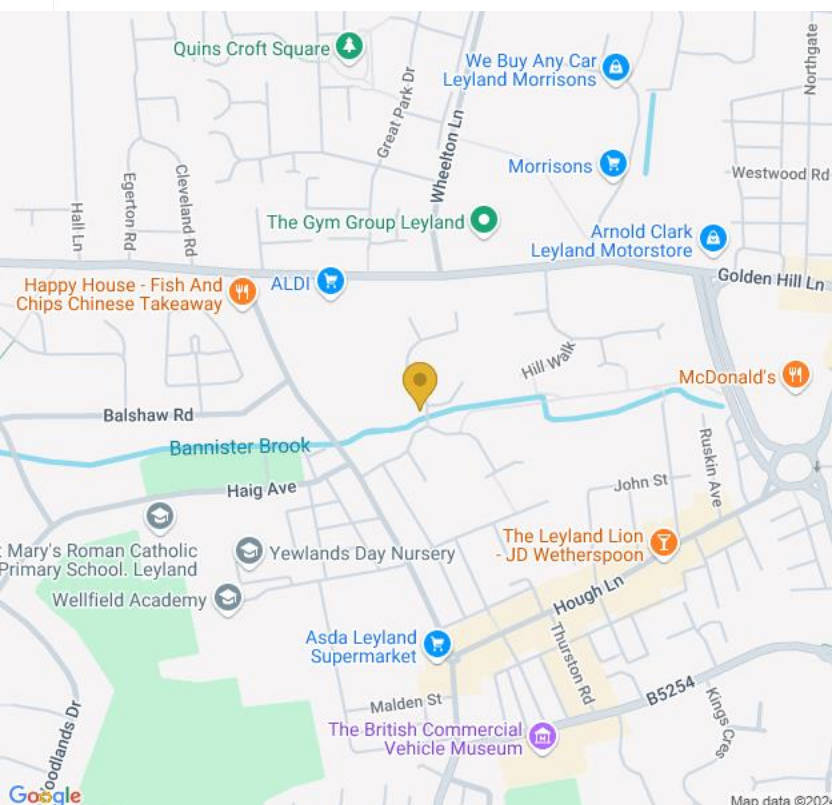


Ground Floor



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

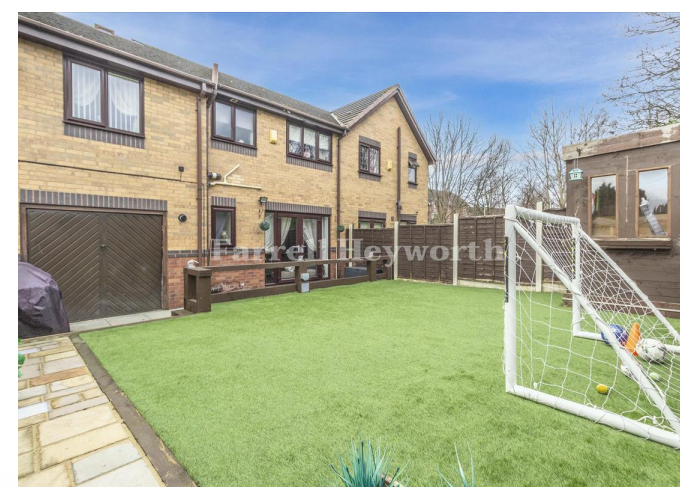
Registered in England No. 3798432

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

£235,000

Kingswood Road, Leyland
PR25

Farrell
Heyworth
Sales & Lettings



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Fabulous and Great Size Three Bedroom Family Home**
- **Situated on a Quite Cul De Sac Close to Leyland Town Centre**
- **Lounge, Fitted Kitchen, WC and Three Very Good Size Bedrooms**
- **Bathroom, Balcony, Drive, Garage & Great Size Rear Garden**

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



Offered for sale in a quiet cul de sac close to Leyland town centre is this great size mid town house perfectly situated for walking to Leyland town centre and all it's amenities, schools and leisure facilities including the famous Worden Park.

The very well maintained accommodation in brief comprises hall, fitted kitchen with integral appliances, lounge with doors overlooking the low maintenance great size rear garden, from the lounge there is an internal door leading to a handy ground floor WC and an integral door leading to the through garage with doors to the front and rear.

The first floor comprises landing, family bathroom and three fabulously sized bedrooms with the master having its own outdoor balcony which is accessed from double doors.

To the front is a drive leading to the garage and yet again a great size rear garden which is split into two principal areas both of which are low maintenance, there is a lower artificial grassed area with steps to the side leading up to the higher decking area which is mainly used as a seating / entertaining space.

Tenure: Freehold
Council Tax: Band C

