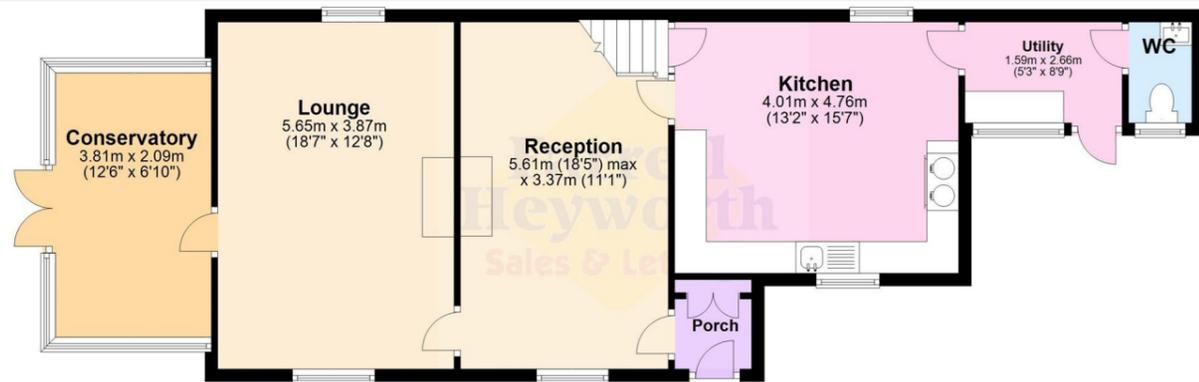


**£360,000**

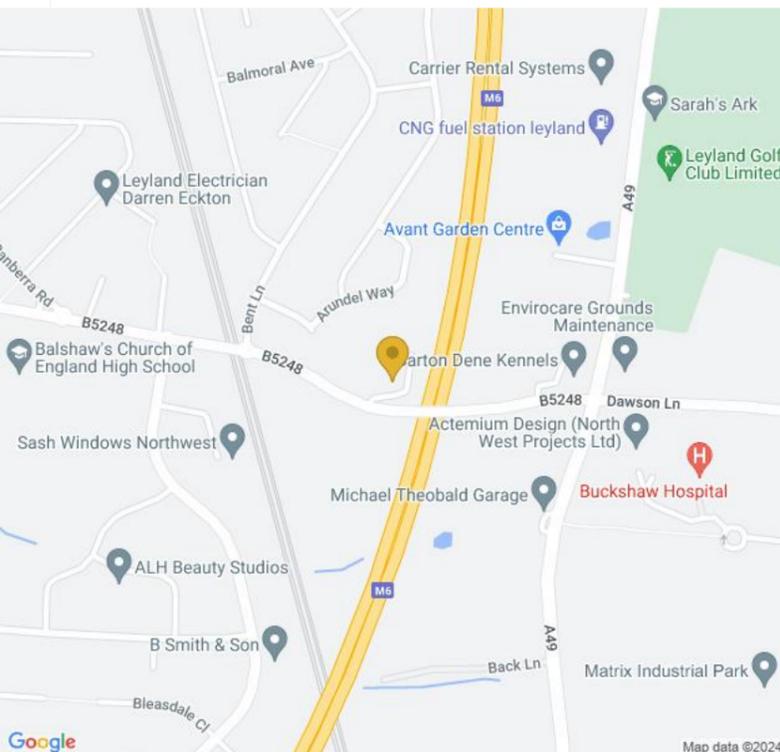
Heald House Road, Leyland  
PR25



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>

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\*\***
- **Detached Character Cottage Dating Back to 1705**
- **Situated off the beaten Track and Close to Amenities**
- **Three Bedrooms, Two Receptions, Conservatory, Utility, WC**
- **Driveway, Bathroom, Outbuildings, Unique 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.



A stunning and unique three bedroom detached cottage dating back to 1705 offering much charm and character, retaining an abundance of original features including beams and slate flooring, and offers spacious accommodation.

This beautiful home briefly comprises entrance, sitting room, lounge, conservatory overlooking the patio, spacious breakfast kitchen, utility room, downstairs WC, master bedrooms with fitted wardrobes, two further bedrooms, four piece white suite to the family bathroom.

Block paved driveway providing ample off road parking leading to out-buildings and a beautiful enclosed garden.

Located close to Leyland, Buckshaw Village and Chorley amenities, sought after schools including Balshaw's and main motorway networks.

Tenure: Freehold  
Council Tax: Band E





