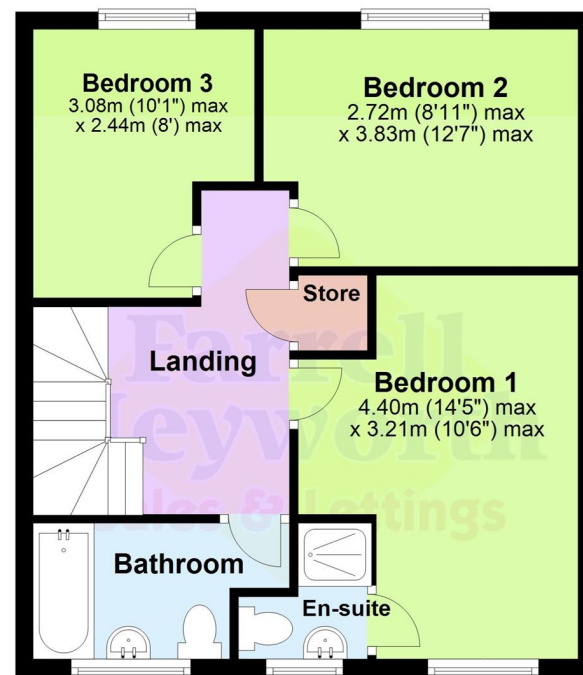
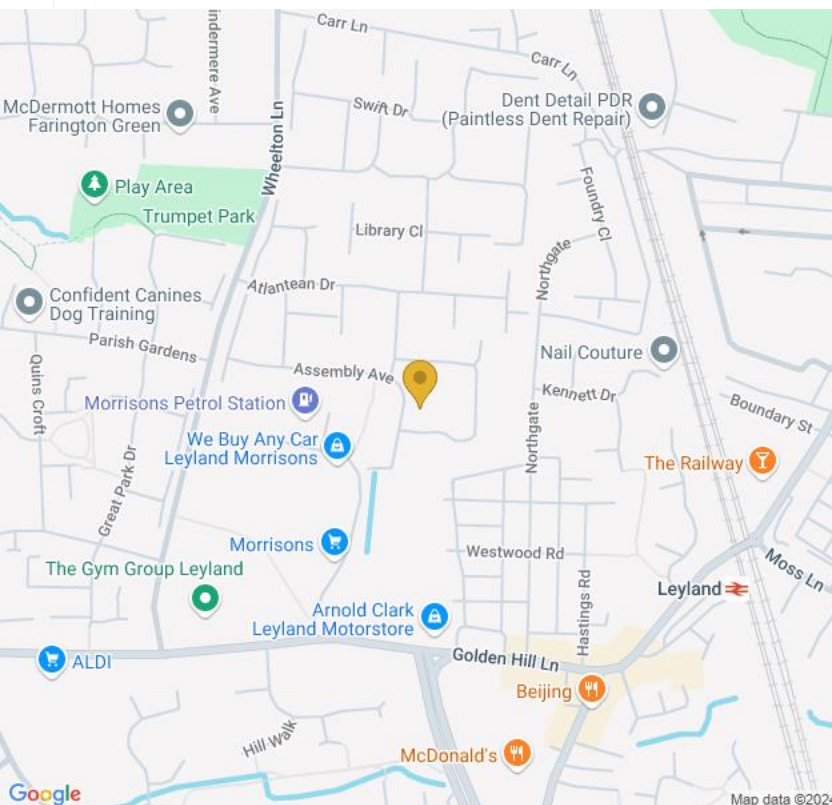


Ground Floor



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

**£250,000**

**Assembly Avenue, Leyland**  
**PR25**

**Farrell**  
**Heyworth**  
**Sales & Lettings**



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Great Size Three Bedroom Detached Family Home**
- **Fabulous Location Close to Amenities, Town and Transport Links**
- **Separate Lounge & Dining, Fitted Kitchen and WC**
- **Bathroom, En Suite, Integral Garage, Drive and Good Size Gardens**

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 B**

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





Located at the heart of this very popular estate it this impeccable three bedroom detached house occupying an impressive plot which is close to town centre and local amenities, schools transport links including Leyland train station and would be well suited for a family home.

The property has three spacious bedrooms, bathroom, two receptions and a beautiful breakfast kitchen, en suite and separate ground floor WC.

The gardens to the rear are very well sized and the integrated garage opens on to a double driveway to the front.

Tenure: Leasehold  
Leasehold information: Terms: 250 years from 1st january 2014  
Current Ground Rent: £200 per annum  
Current Maintenance/Service Charges: £100 Estate charge per annum  
Council Tax: Band D



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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

MAB 6451









