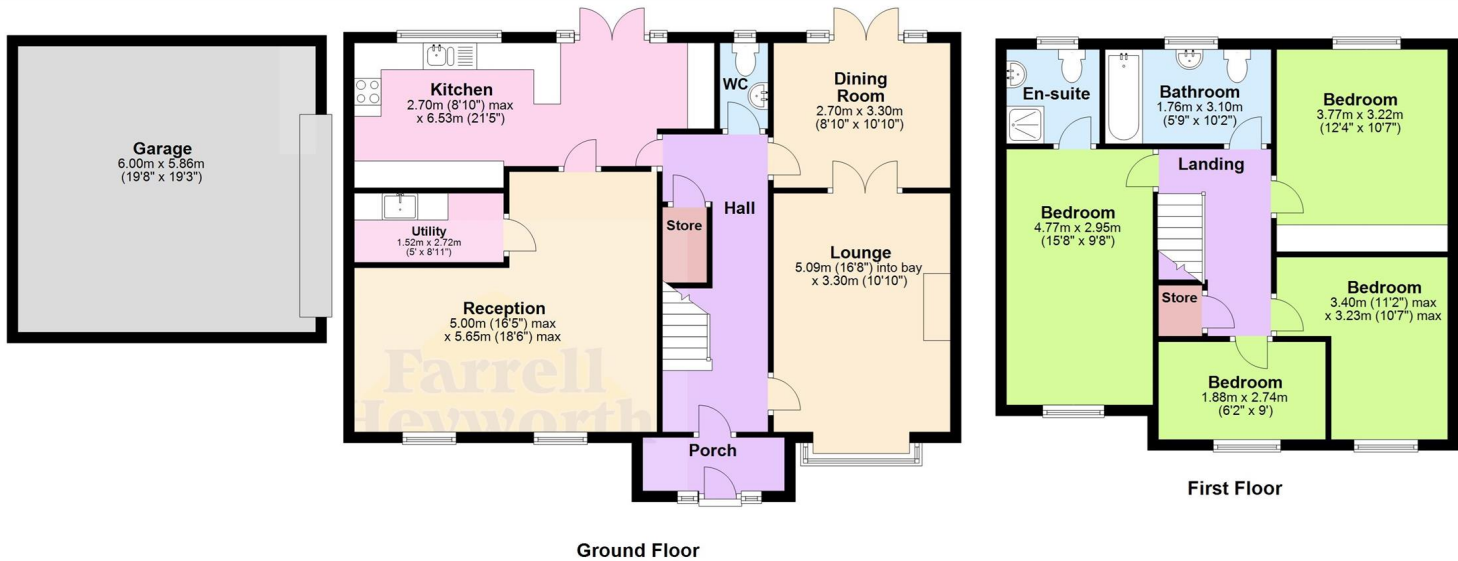
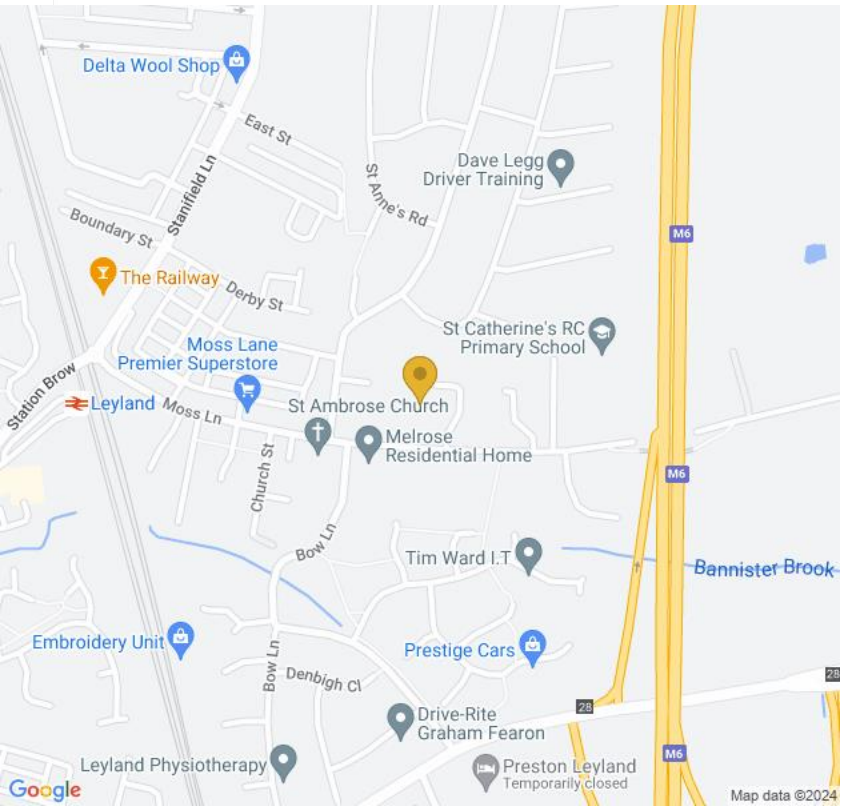


O.O
£415,000

The Cloisters, Leyland
PR25



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Extended and Improved Detached Family Residence, Four Bedrooms**
- **Situated on a Small Private Development on a Cul De Sac**
- **Lounge, Family & Dining Room, Breakfast Kitchen, Utility & wc**
- **Bathroom, En Suite, Great Size Gardens, Ample Drive & Garage**



Farrell
Heyworth
Sales & Lettings

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

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



Situated on a small cul de sac development in a highly sought after quiet position is this improved and extended detached family residence offering flexible living arranged for today's modern family.

The very well proportioned and flexible living accommodation briefly comprises entrance porch, hallway, lounge, L shape family room, fitted kitchen with integral appliances, utility and WC to the ground floor with the first floor providing four bedrooms with two providing fitted units, en suite to master bedroom and separate family bathroom and landing.

Externally to the front is both a side garden area and an ample drive providing tons of off road parking a detached garage, to the rear is a great size garden space which is ideal for outside entertaining.

This delightful home is well positioned for schools, transport links and countryside walks.

Tenure: Freehold
Council Tax: Band E





