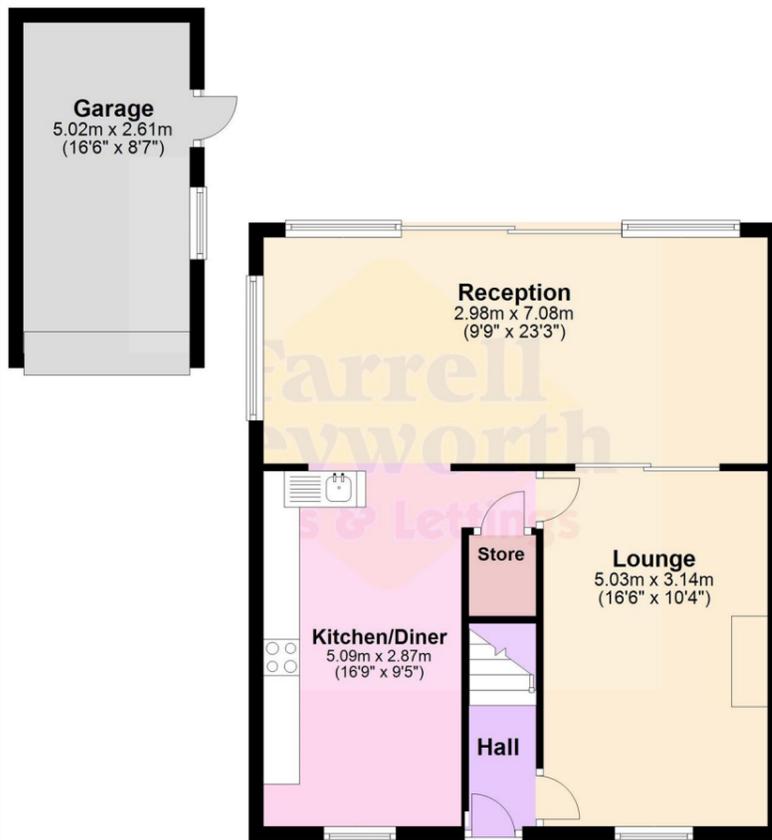
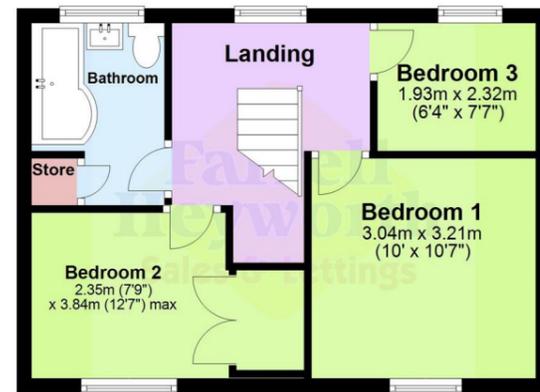


£275,000

Ashfields, Leyland PR26



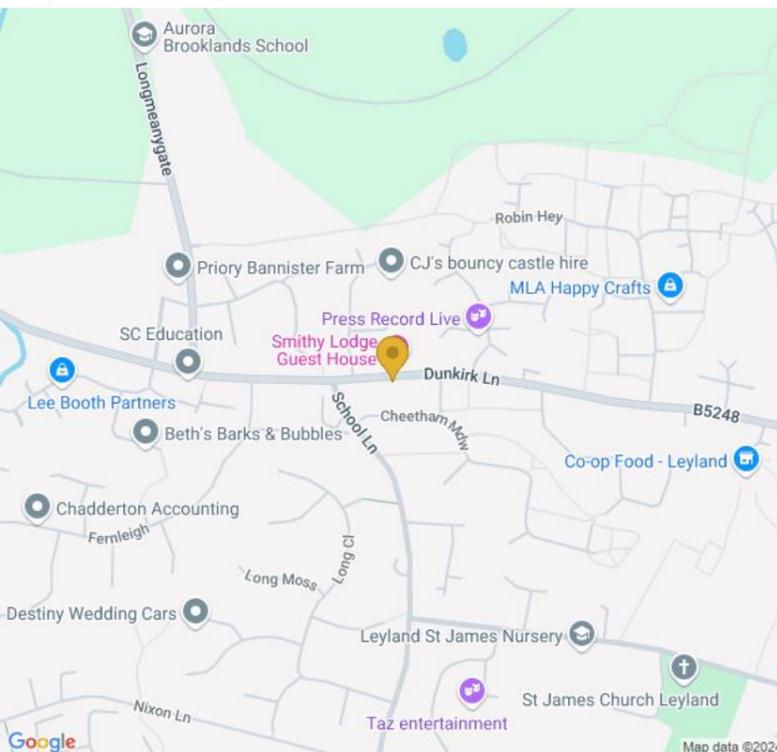
Ground Floor



First Floor



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Immaculate and Extended Detached Three Bedroom Home**
- **Excellent Rear Reception, Fitted Kitchen, Bathroom & Rear Garden**
- **Great Size Drive for Several Cars and Single Garage**
- **Quiet Cul De Sac and Established Residential Location**



Leyland
13/15 Cleveland Street
Chorley PR7 1BH

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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

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We welcome to the market this immaculate three bedroom detached family home which is situated on a established residential and quiet cul de sac. This property would make the perfect family home offering modern living space. It is ideally placed for Leyland and Preston with a good motorway network and local schools on your door step. The property must be viewed in person to fully appreciate the accommodation on offer.

Internally the property briefly comprises a bright welcoming entrance hall, to the left you have the superb fitted modern and light filled kitchen, this room provides ample worktop space and integral appliances. Moving through you'll find the reception/sitting room, (an extension of the original build), this room offers versatility and receives a generous amount of light from the windows and double doors. As well as access to the kitchen and garden, access to the main lounge can also be found in here. This room is again, of a generous size and connects to the kitchen space and under stairs storage via a single door.

Moving upstairs you'll find three bedrooms, the three piece family bathroom can also be found on this floor, and is fitted with a bath and over head shower.

Externally to the front of the property you will find a generous lawn and a decent size driveway large enough for several cars, this also leads to the detached single garage. Moving to the rear of the property there is a great size garden primarily lawned, with a flagged patio nearest to the home, there is a small shed for extra storage and ample space for seating to be placed, making for the perfect secluded hosting space.

Tenure: Freehold
Council Tax: Band C



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MAB 6451



