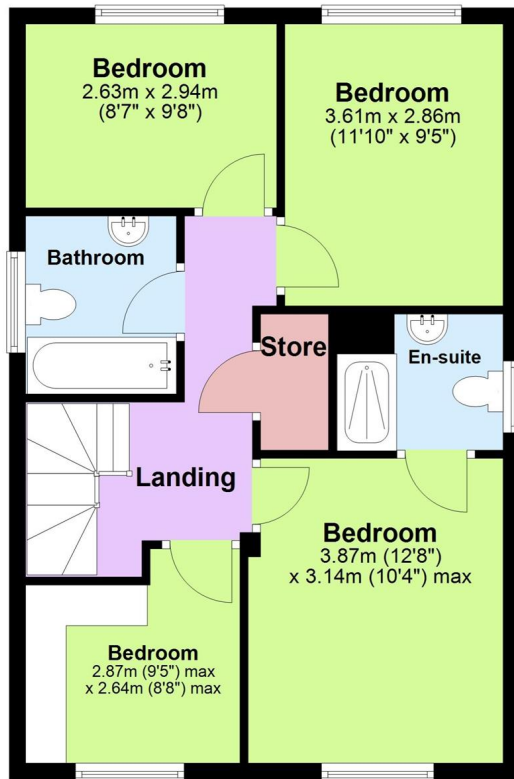


Ground Floor

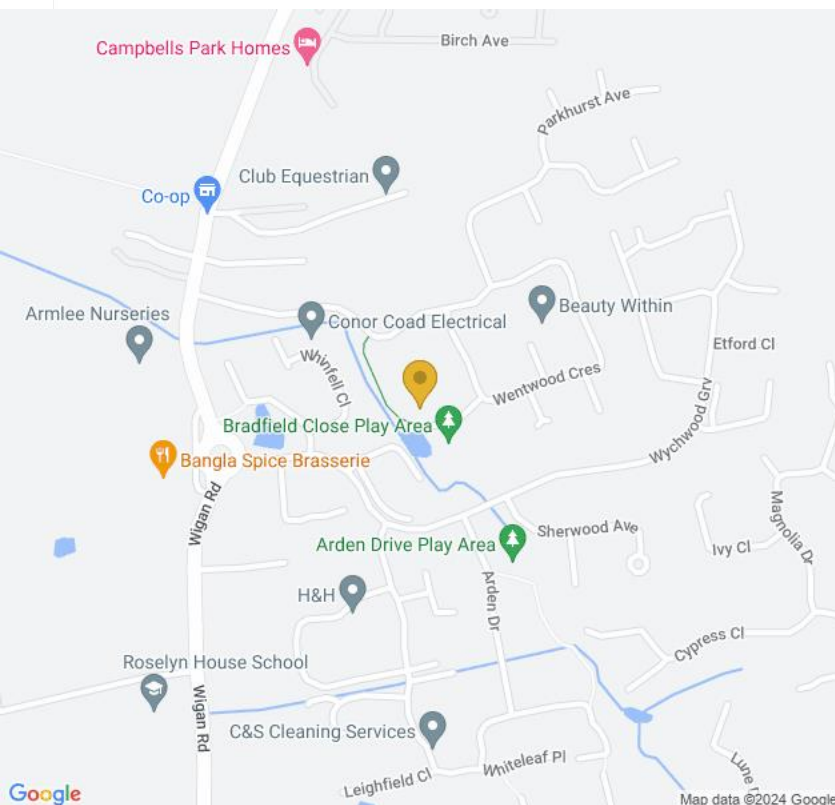


First Floor

O.O  
£320,000

Wentwood Crescent,  
Leyland PR25

**Farrell  
Heyworth**  
Sales & Lettings



**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>**



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Four Bedroom Detached Family Home in a Quiet Courtyard**
- **Lounge, Hallway, Fitted Kitchen Diner, WC, Ensuite and Bathroom**
- **Driveway, Garage and Enclosed Private Rear Garden**
- **Desirable Location Close to Main Motorway Networks**

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.

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

**EPC B**

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





Delightful detached property on a quiet residential estate in Leyland. The development is in a highly sought after area, offering a host of shops and amenities, as well as being perfectly positioned for access to the M6, M61 and M65 motorways. Leyland train station is similarly convenient for those who wish to commute via rail. The area is surrounded by countryside and green spaces.

The light and airy accommodation comprises of hallway with storage, WC, lounge, fitted kitchen diner with integral appliances and double doors to the enclosed private rear garden. The dog leg stairs with window provide added light to the landing from which all the first floor principal rooms are accessed including the master suite with its own private en suite, three further bedrooms and a separate family bathroom.

Externally to the front is a small garden area and ample driveway and garage, to the rear is the private rear garden with seating area.

Tenure: Freehold  
Council Tax: Band D









