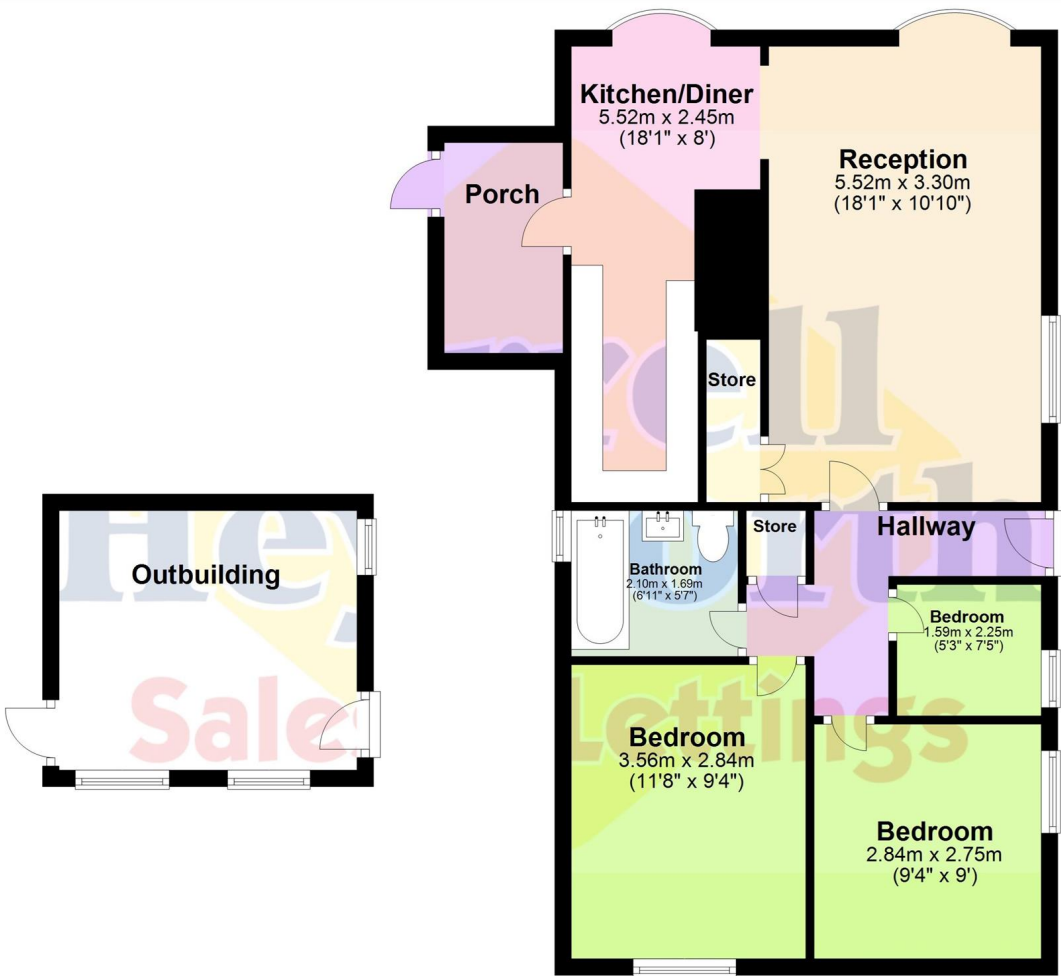
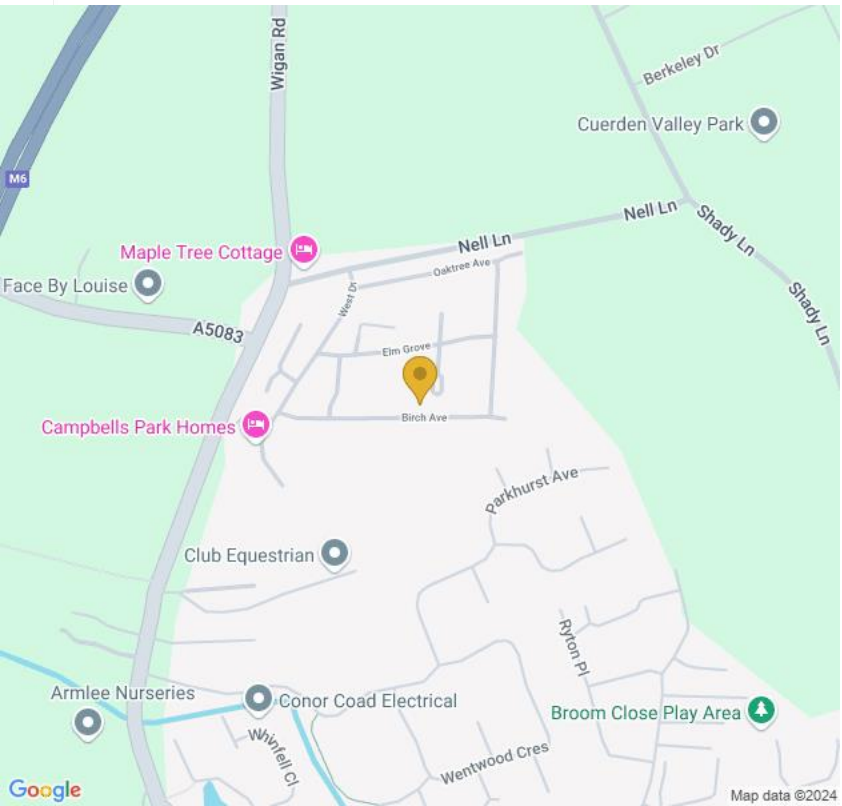


O.O
£105,000

Birch Ave, Leyland PR25



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Well Presented Three Bedroom Park Home on a Corner Plot**
- **Over 55's Established Residential Park with Transport Links**
- **Reception Area, Kitchen Diner, Bathroom and Outbuilding**
- **Low Maintenance Gardens and Parking Opposite**



**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.

Pending EPC

www.farrellheyworth.co.uk



Offered for sale with no onward chain delay is this three-bedroom park home on the ever popular and very established Cuerden Residential Park with fantastic on site communal amenities which is situated on a corner plot opposite the residents' lounge and communal parking area. The park enjoys an ideal location just a few minutes' drive from both the neighbouring towns of Leyland and Chorley, superb local schools, shops, and amenities.

Excellent transportation links are also accessible through nearby bus routes and the M6 and M61 motorways.

In brief the accommodation comprises; a front access to the hall and a rear porch with access to the kitchen, a spacious lounge, fitted kitchen with dining area, from the inner hall there is access to the three bedrooms and bathroom, externally the property sits on a healthy low maintained corner plot, outbuilding with an allocated parking space opposite.

There is visitor parking and access to great on site facilities including a post office, social club with activities throughout the week, around the clock CCTV security and on-site maintenance.

This park home is well situated offering easy access to motorway links, supermarkets, shops and numerous market towns are located in a close proximity.

Tenure: To be confirmed
To be confirmed information: Site Fees: £164 per calendar month
Council Tax: Band A



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