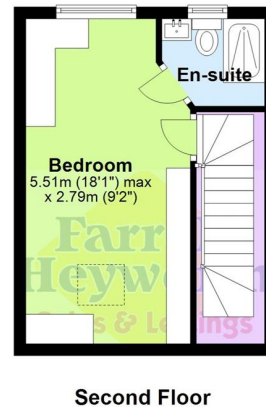


£250,000

Longmeanygate, Leyland
PR26

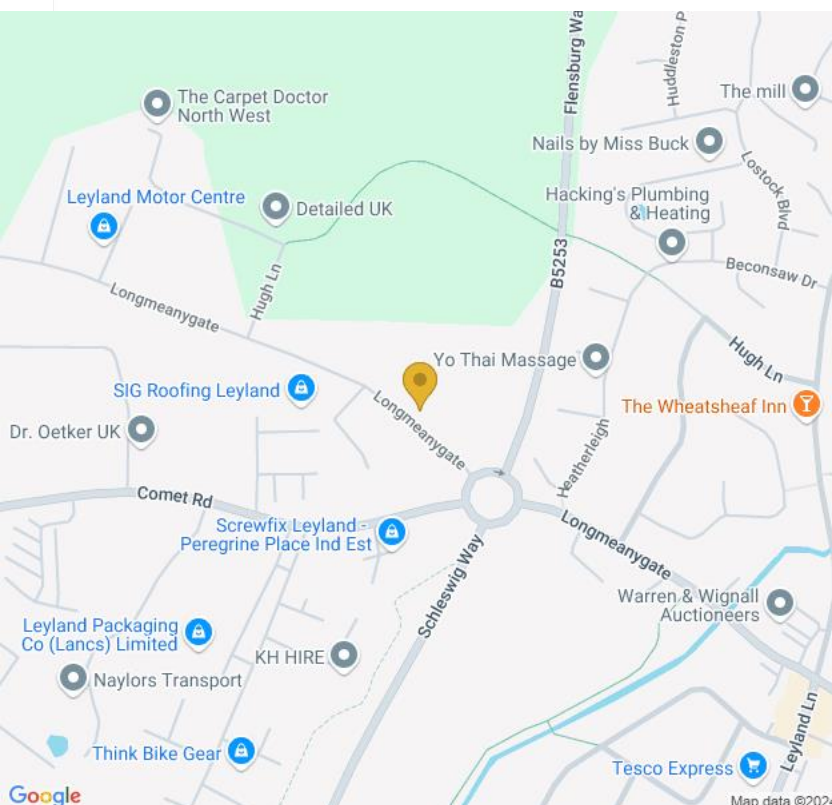


- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Great Size Traditional Terrace with Four Bedrooms**
- **Accommodation Over Three Floors, Close to Local Amenities**
- **Hall, Lounge, Dining Room, Fitted Kitchen & Large Bathroom**
- **Great Size Gardens to Front and Rear, Semi Rural Location**

Leyland
13/15 Cleveland Street
Chorley PR7 1BH

Tel: 01772 624150

Email: leyland@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/leyland>



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 E

www.farrellheyworth.co.uk



A rare opportunity has arisen to purchase a sizeable, traditional property with great size accommodation in a quiet semi-rural setting close to Leyland town centre and all amenities. The property is a credit to the current owners, and no expense has been spared in creating an enviable family home with flexible space for a growing family. Central Leyland is characterised by its range of shops, restaurants, bars and take-aways. Everything is within walking distance and the properties represent good value for all age ranges. The transport networks are all within easy reach.

In brief the accommodation comprises entrance vestibule, hallway, lounge and separate dining room, fitted kitchen and understairs store.

The first floor provides three bedrooms and a very generous bathroom with separate shower, from the first floor landing there are further stairs to the main bedroom (loft room) with fitted wardrobes and en suite facilities.

Externally to the front is a good size garden and paved path with the rear being again very good size and low maintenance.

Tenure: Freehold
Council Tax: Band B





