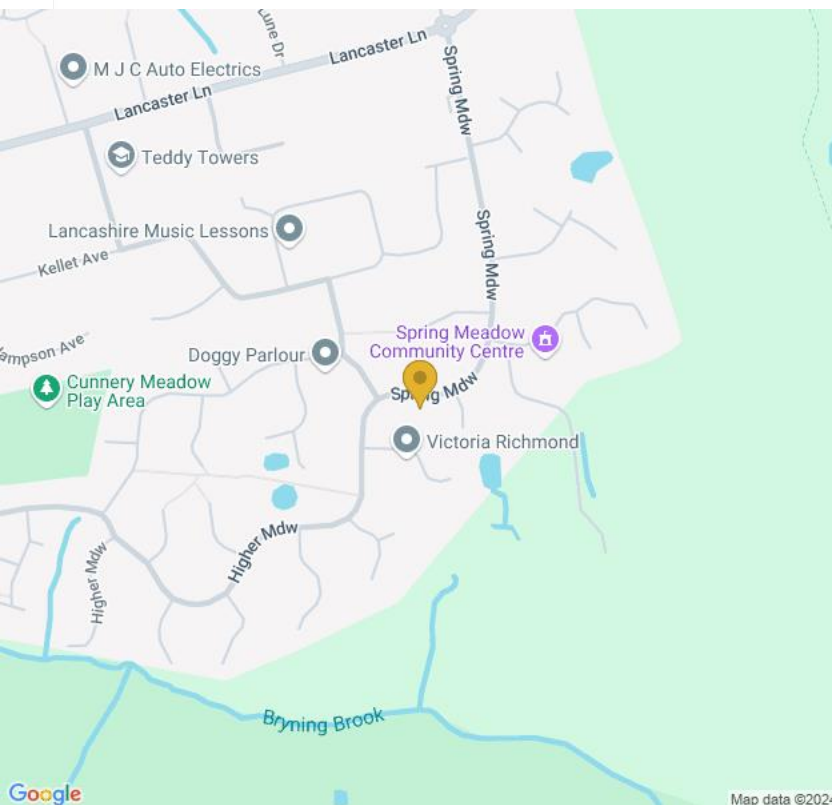


£440,000

Spring Meadow, Leyland
PR25



**Farrell
Heyworth**
Sales & Lettings

Leyland
13/15 Cleveland Street
Chorley PR7 1BH

Tel: 01772 624150
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<https://www.farrellheyworth.co.uk/leyland>



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Extended Five Bedroom Detached Family Home**
- **Fantastic Residential Location Close to Cuerden Valley**
- **Three Receptions, Kitchen Diner, Two Utility's, Cloaks**
- **En Suite, Bathrooms Great Size Gardens and Ample Driveway**

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 C

www.farrellheyworth.co.uk



Heavily extended to now create this spacious five bedroom detached family home that offers great accommodation, off road parking and good sized gardens which is situated in a popular and established residential location close to local amenities, transport links and Cuerden Valley.

Accommodation comprises entrance hallway, downstairs wc, three separate reception rooms, fitted kitchen diner and two separate utility's to the ground floor.

The first floor provides five bedrooms and family bathroom with master having its own great size en-suite.

Externally there are great size gardens spaces to both the front and rear and a driveway providing ample off road private parking.

Tenure: Freehold
Council Tax: Band D





