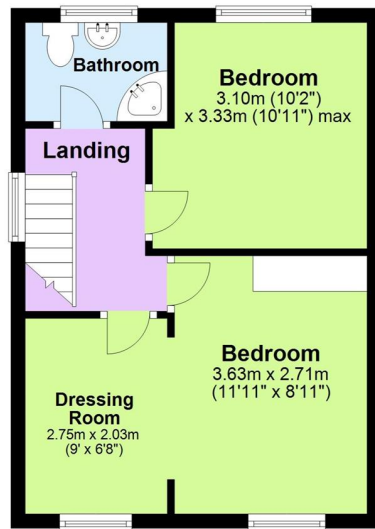
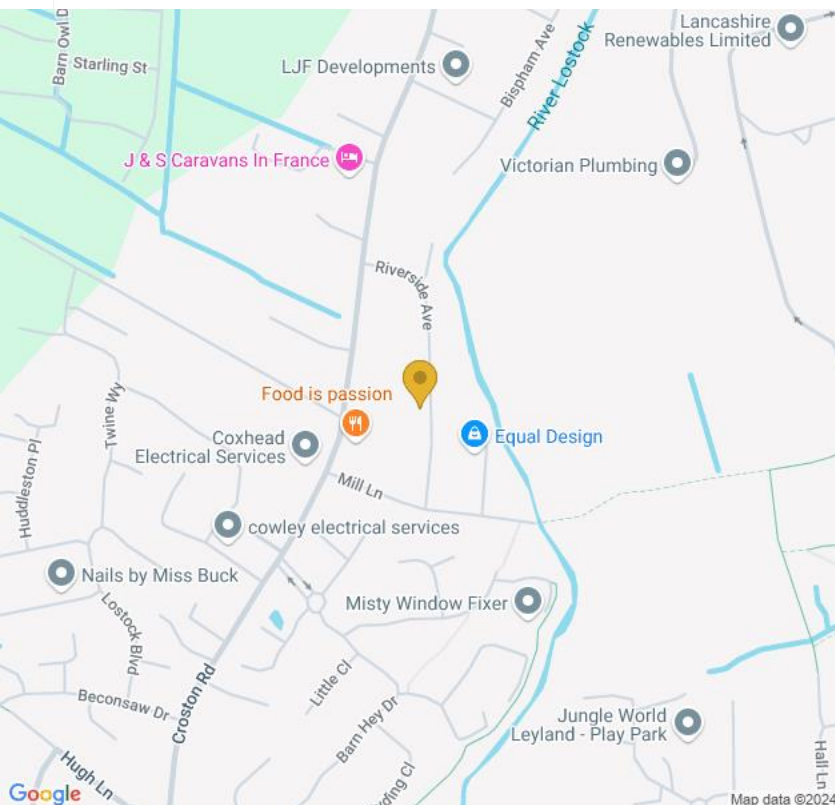


**Ground Floor**



**First Floor**



**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

**£185,000**

Riverside Avenue,  
Farington Moss, Leyland  
PR26

**Farrell**  
**Heyworth**  
**Sales & Lettings**



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Great Location Two/Three Bedroom Semi Detached House**
- **Well Maintained and Ideal Family/First Time Buyer Opportunity**
- **Lounge, Kitchen Diner, Two/Three Bedrooms and Bathroom**
- **Ample Drive, Garage, gardens Front and Rear**

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 D**

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





We are delighted to be marketing this well presented two/three bedroom semi detached home in a well sought after location in Leyland.

Situated in a highly sought-after location, this property is conveniently located near public transport links, nearby schools, local amenities, green spaces, nearby parks, and walking routes. With its appealing features and prime location, this property is truly an ideal home for families and couples.

The property offers ample living accommodation which currently is arranged as a two bedroom with a dressing room off the master but was originally a three bedroom that could easily be reverted back to its original layout, briefly comprising; entrance hallway, lounge, kitchen diner and a well maintained rear garden. To the first floor, there are two double bedrooms and a dressing room off the master bedroom which can be reverted back to the third bedroom and a bathroom.

Externally to the front, is a driveway with parking for several vehicles and gated access to the rear and detached garage. The rear garden has been tastefully designed utilising the space to provide sunny entertaining space which is low maintenance.

Tenure: Freehold  
Council Tax: Band B

