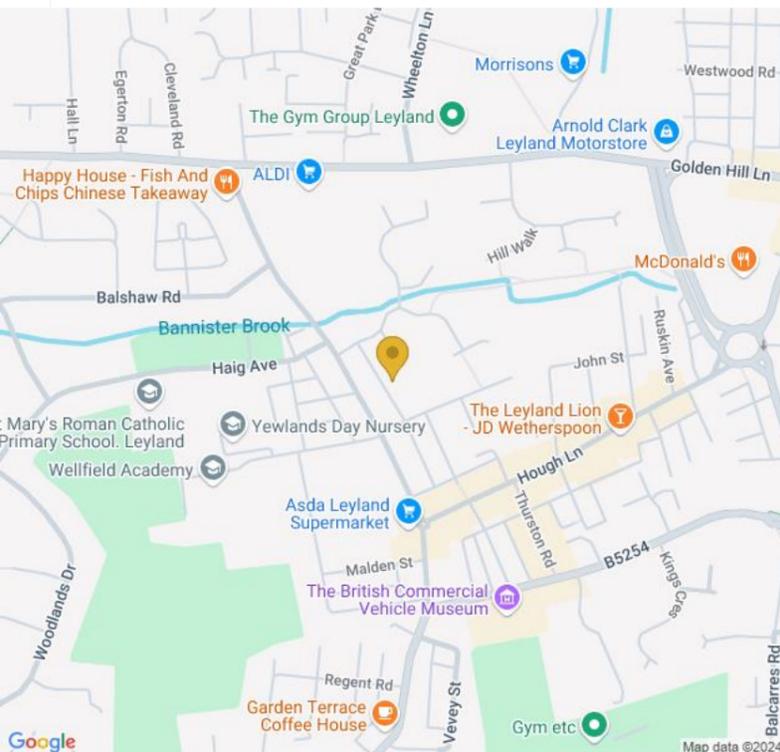
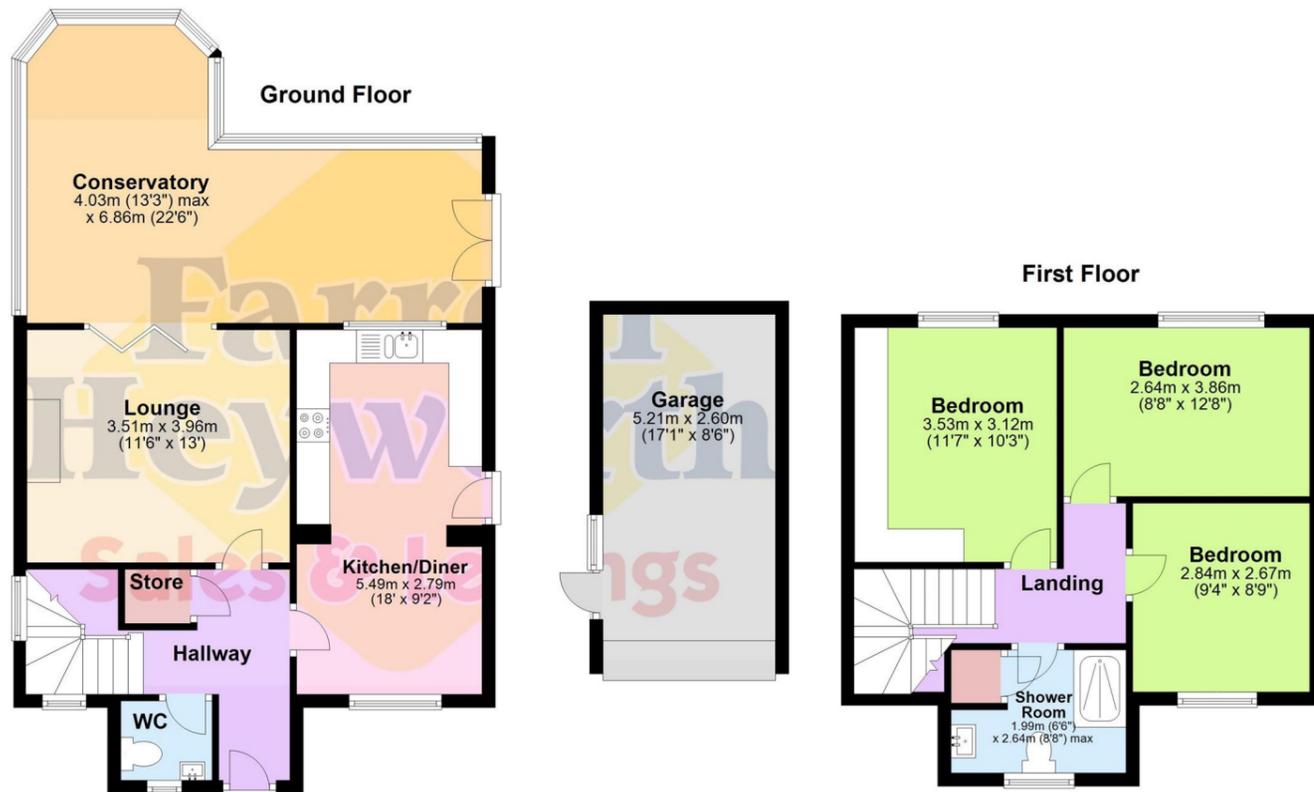


£275,000

Kingswood Road, Leyland
PR25



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****
- **Detached Family Home on a Small Development in Fabulous Condition**
- **Close to Town Centre Amenities, Shops & Transport Links**
- **Hall, WC, Dining Kitchen, Lounge, Full Width Conservatory**
- **Three Bedrooms, Shower Room Great Gardens, Drive & Garage**

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 D

www.farrellheyworth.co.uk



Situated in a quiet a Cul De Sac on a small development just outside Leyland town centre, well positioned for all its amenities, leisure facilities and transport links. This property is in immaculate condition from top to bottom and is ready to walk straight into.

In brief the accommodation comprises hallway, WC, principal lounge, fitted kitchen diner with boiling water tap, full width conservatory which is used as further reception area and overlooks the impeccable rear gardens. The first floor is accessed by a dog leg staircase with two windows providing tons of sunlight, three bedrooms and a fabulous shower room.

Externally the superb gardens have clearly been exceptionally well maintained to provide well stocked borders, paved outside seating/entertaining areas and lawned garden area, there is also a drive and single garage which also provides a utility space.

Tenure: Freehold
Council Tax: Band C





