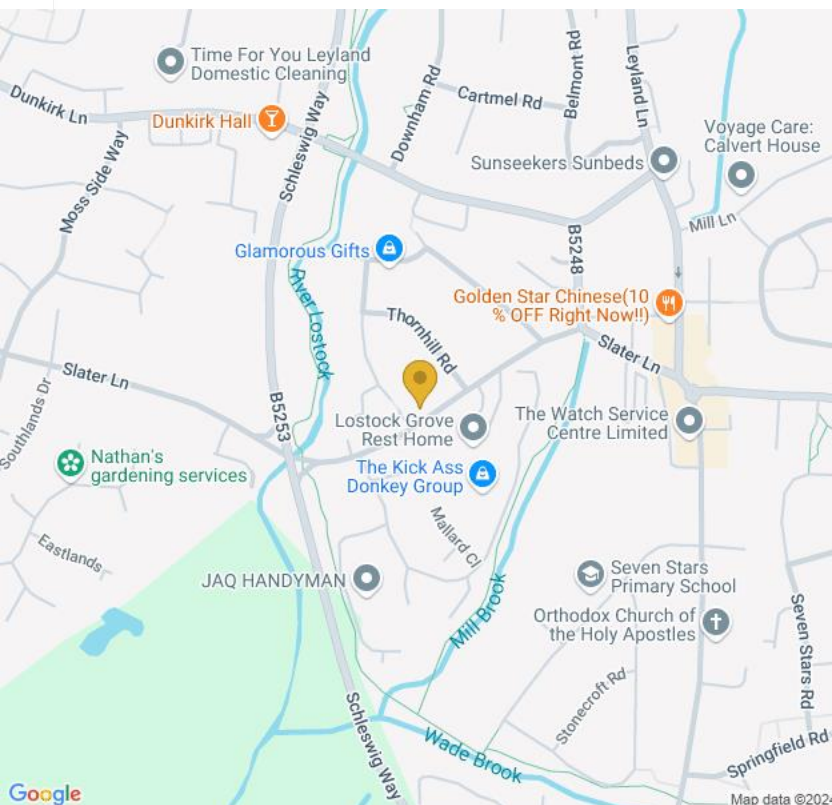


Ground Floor



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

**£325,000**

Slater Lane, Leyland PR25

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



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Stunning Individual Detached Unique Family Home**
- **Impressive Kitchen / Diner / Family Room Overlook Rear Garden**
- **Lounge, WC, Utility, Three Bedrooms Bathroom and En Suite**
- **Tons of Driveway Parking, Enclosed Low Maintenance Rear Garden**

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 C**

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





This truly impressive, unique and individually designed detached family home has come on the market in a sought after suburb of Leyland, close to local and town centre amenities, leisure facilities and transport links. Only on internal inspection can this special property can be fully appreciated.

The light and airy accommodation in brief comprises hallway, with WC and separate utility room, the principal lounge is to the front elevation and to the rear and overlooking the delightful garden is the hub of the property which is the fitted kitchen/dining/family room with bi folding doors.

The first floor provides three bedrooms with en suite to the master, separate family bathroom and great size landing.

Externally to the front is a drive providing lots of private off road parking and to the rear is an enclosed low maintenance delightful garden space which is perfect for outdoor entertaining with a raised decking area.

Tenure: Freehold  
Council Tax: Band To be confirmed

