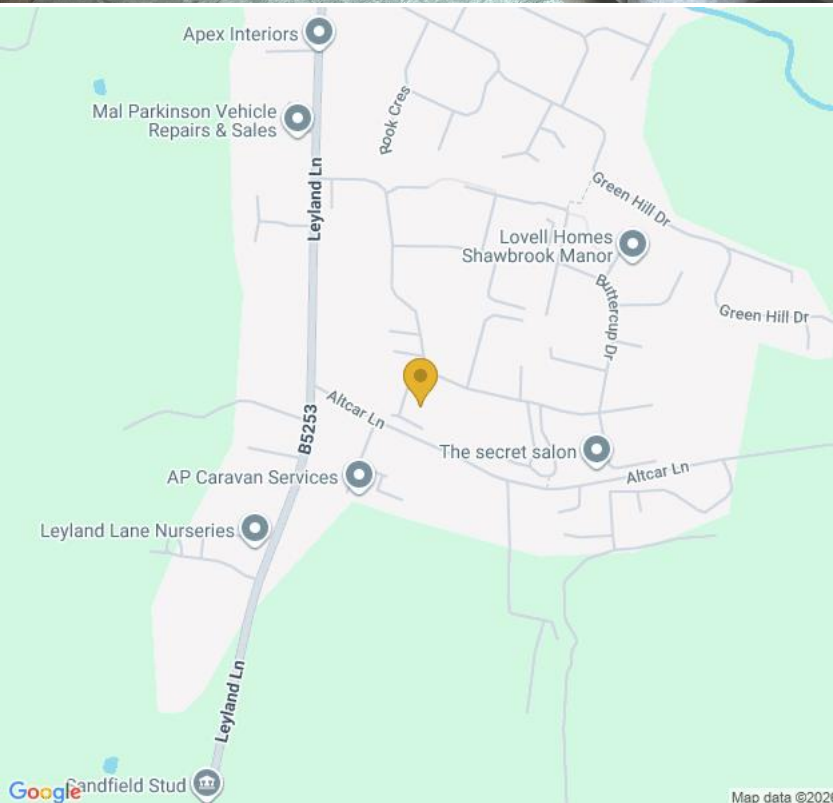


**£340,000**

Cornflower Court, Leyland  
PR25



- **Stunning Four Bedroom Detached Home In Leyland**
- **Well Presented, Two Receptions, Stylish Kitchen with Island**
- **Modern Bathroom and En Suite to Master Bedroom**
- **Garage and Private Rear Garden**
- **Highly Recommended to View**



Farrell Heyworth are pleased to bring to the market this well presented four bed detached home in Leyland. The location of the property is fantastic and is in the catchment area for local popular schools and has excellent motorway links. Built in 2023 it is located in a cul de sac, so is nicely tucked away.

The property briefly comprises of a warm and welcoming entrance hallway. The living room is well designed and spacious with the second reception room/dining room offering a versatile space. The kitchen is the real focal point of the property and is ideal for entertaining. To conclude the ground floor there is a downstairs WC.

The first floor offers four good sized bedrooms with the master bedroom offering an en-suite. The family bathroom is well presented and spacious.

To the rear of the property there is a spacious, private rear garden. The property also offers a garage and driveway for multiple cars.

Please call to avoid missing out on this stunning home.

Tenure: Freehold  
Council Tax: Band E



**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.

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