

# GUILDHALL

SALES & LETTINGS



## 14 Windflower Drive

, Leyland, PR25 5RG

Offers Over £370,000



Guildhall Sales and Lettings are proud to present Windflower Drive, Leyland. This spacious four-bedroom detached house offers ample living space with its generously sized reception rooms and two bathrooms, making it an ideal choice for a growing family.

The layout of this house is perfect for family living, offering enough room for everyone to have their own space while still enjoying quality time together. This property has the added benefit of a detached single garage providing convenient parking or extra storage space.

Situated in the sought-after Leyland area, just a short walk from Cuerden Valley Park and access to motorway links, this property offers both convenience and accessibility. Whether you're looking to run errands, commute to work, or simply explore the surrounding area, Windflower Drive provides easy access to everything you need.

This property is located in a sought-after area with excellent local schools and colleges, making it ideal for families. The neighbourhood is known for its fantastic community spirit and friendly atmosphere.



## Ground Floor

### Entrance Hallway

Hardwood single glazed frosted front entrance door, central heated radiator, understairs storage, and the staircase to the first floor

### Living Room 15'2" x 11'2" (4.62m x 3.40m)

UPVC double glazed French doors, central heated radiator, wooden mantel and fireplace.

### Dining Room 8'8" x 11'2" (2.64m x 3.40m)

UPVC double glazed window, central heated radiator and laminate flooring

### Kitchen 11'7" x 11'9" (3.55m x 3.60m)

UPVC double glazed window, UPVC double glazed door to the rear, central heated radiator, door to the utility and is fitted with a range of wall and base units with laminate work surfaces and breakfast bar, stainless steel sink and drainer and mixer tap, four ring gas hob, integrated oven, extractor fan, tiled splashbacks and vinyl flooring, space and plumbing for a dishwasher.

### Utility Room 6'6" x 4'9" (2.00m x 1.47m)

UPVC double glazed window, central heated radiator, base units with laminate work surfaces, stainless steel sink, drainer and mixer tap, plumbing for a washing machine, space for a tumble dryer, extractor fan and vinyl flooring

### Ground Floor WC

UPVC double glazed window, central heating radiator, WC and a pedestal wash basin with traditional taps.

## First Floor

### Landing

Central heated radiator, smoke detector, access to the airing cupboard with the combination boiler and doors to four bedrooms and the family bathroom.

### Bedroom One 10'0" x 9'10" (3.05m x 3.02m )

UPVC double glazed window, central heated radiator and fitted wardrobes

### Ensuite

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall hung semi pedestal basin with mixer tap, corner shower enclosure direct feed mixer shower, waterproof wooden panelling, extractor fan, tiled elevations and tiled flooring.

### Bedroom Two 8'8" x 11'2 (2.64m x 3.40m)

UPVC double glazed window, central heated radiator, and fitted wardrobes

### Bedroom Three 9'8" x 7'8" (2.96m x 2.36m)

UPVC double glazed window, central heated radiator and fitted wardrobes.

### Bedroom Four 8'9" x 6'7" (2.68m x 2.01m )

UPVC double glazed window, loft access and central heated radiator.

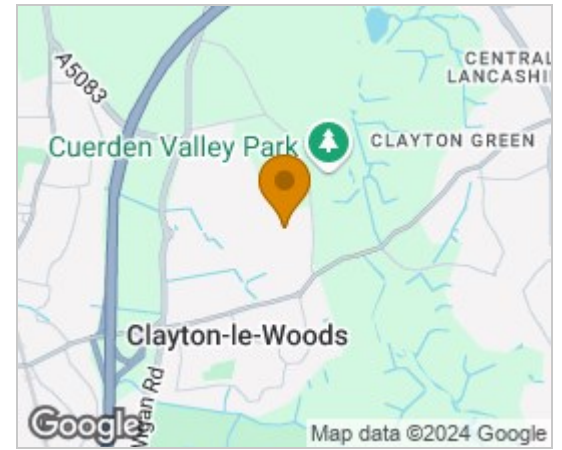
### Bathroom 5'6" x 6'4" (1.70m x 1.95m)

UPVC double glazed frosted glass window, radiator, WC, pedestal wash basin with traditional taps, panelled bath with traditional taps, extractor fan, partially tiled elevations and vinyl flooring.

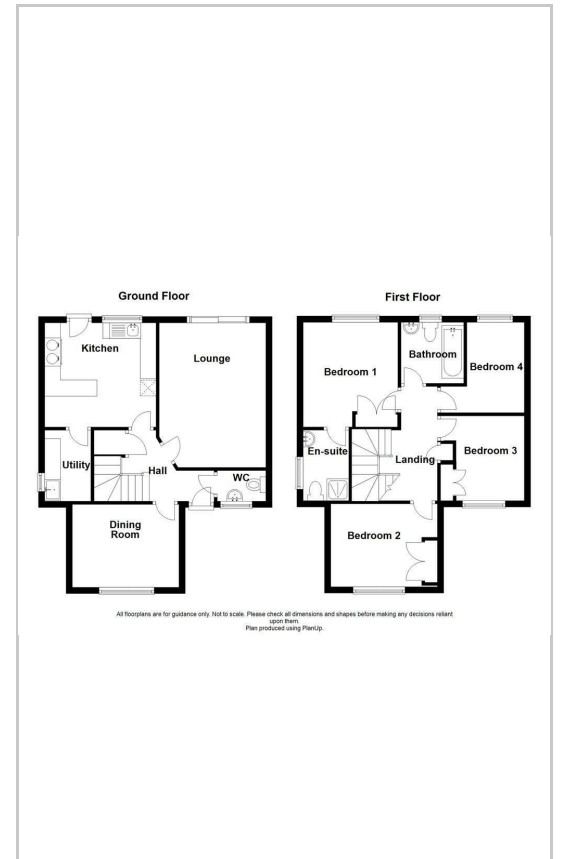
### External

To the front of the property there is a double tarmac driveway with grass to either side and a single garage. To the side of the property there is a small paved patio decking and to the rear, a laid to lawn garden with stone chippings around the border

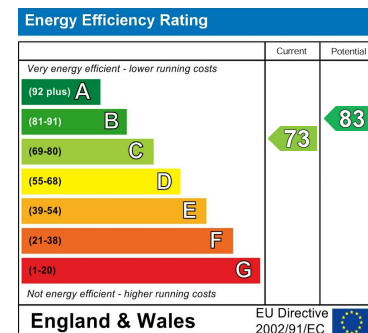
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>