

# GUILDHALL

SALES & LETTINGS



## 5 Town Brow

, Leyland, PR25 5SY

Offers Over £500,000



Welcome to this charming character property, offering a unique blend of history and modern comfort, making it a truly special place to call home.

Nestled in a secluded spot, this property provides the perfect retreat from the hustle and bustle of everyday life. The private setting ensures peace and tranquillity, allowing you to relax and unwind in your own little oasis.

With its characterful charm and idyllic location, this house is sure to capture your heart. Don't miss the opportunity to make this hidden gem your own. Contact us today to arrange a viewing and experience the magic of this enchanting property in person.



## Ground Floor

### Entrance

UPVC double glazed frosted door to the kitchen.

### Kitchen 15'4 x 12'3 (4.67m x 3.73m)

UPVC double glazed window, central heating radiator, a range of wood effect wall and base units, granite effect work surfaces, tiled splash-backs, stainless steel one and half sink, drainer and mixer tap, integrated electric oven and four ring induction hob, extractor hood, exposed original beams, dado rail, wood effect flooring, boiler and a door to the hallway.

### Hallway 12'4 x 5'7 (3.76m x 1.70m)

Doors to the kitchen, porch bedroom 3 and the reception room.

### Porch 5'7 x 4'11 (1.70m x 1.50m)

UPVC double glazed window, tiled flooring and UPVC double glazed frosted door to the hallway.

### Bedroom Three 12'4 x 9'4 (3.76m x 2.84m)

UPVC double glazed window and a central heating radiator.

### Reception Room 16'2 x 15'3 (4.93m x 4.65m)

Three UPVC double glazed windows, central heating radiator, cast iron multi-fuel burner, television point, exposed original beams and stairs to the first floor.

## First Floor

### Landing 15'0 x 5'2 (4.57m x 1.57m)

UPVC double glazed window, exposed original beams and doors to the bathroom and to two bedrooms.

### Bedroom One 15'2 x 12'2 (4.62m x 3.71m)

Three UPVC double glazed windows, central heating radiator, wood effect flooring and fitted wardrobes.

### Bedroom Two 10'1 x 9'10 (3.07m x 3.00m)

UPVC double glazed window, central heating radiator and exposed beams.

### Bathroom 10'0 x 4'5 (3.05m x 1.35m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprises: a panelled bath with electric feed shower, twin flush WC, pedestal wash basin with traditional taps, fully-tiled elevations, exposed beams and wood effect flooring.

## External

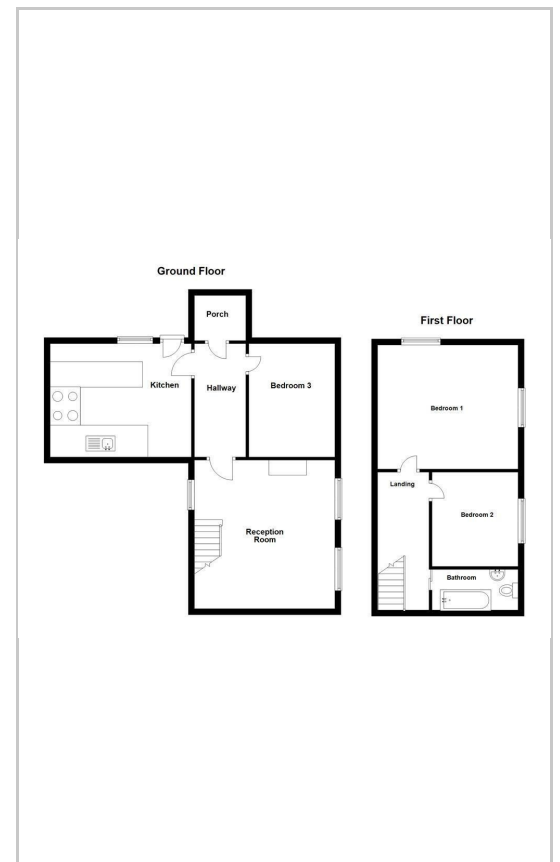
A fantastic plot of land currently ran as a successful kennel business with outbuildings that all have power and electricity and is perfect for someone looking for an equestrian property or a cattery or kennel business

To the front there is off road parking.

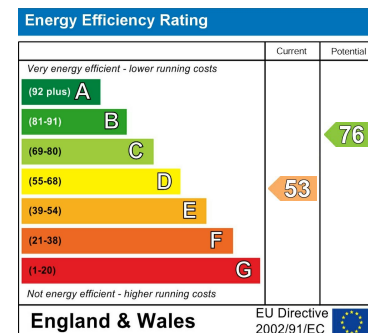
## Area Map



## 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.