

FOR SALE

10, Thornycroft Mews, Leyland, PR26 7BT

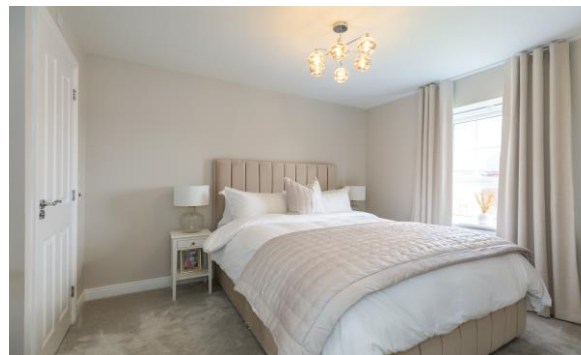
REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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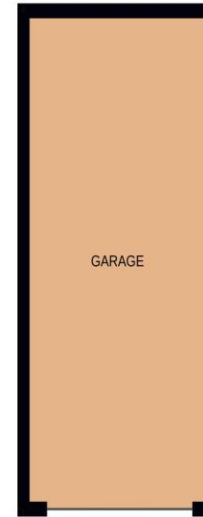
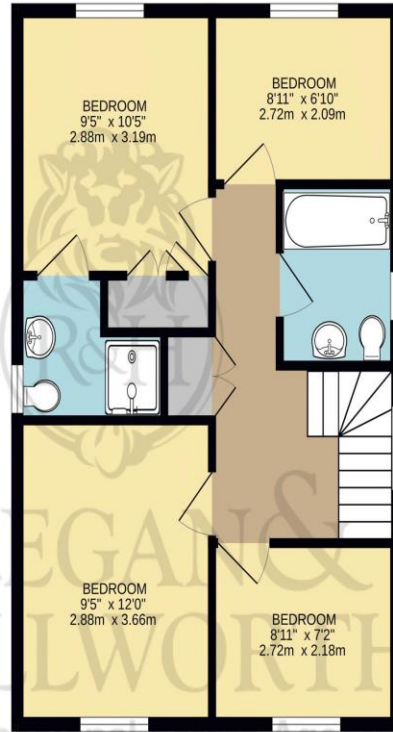
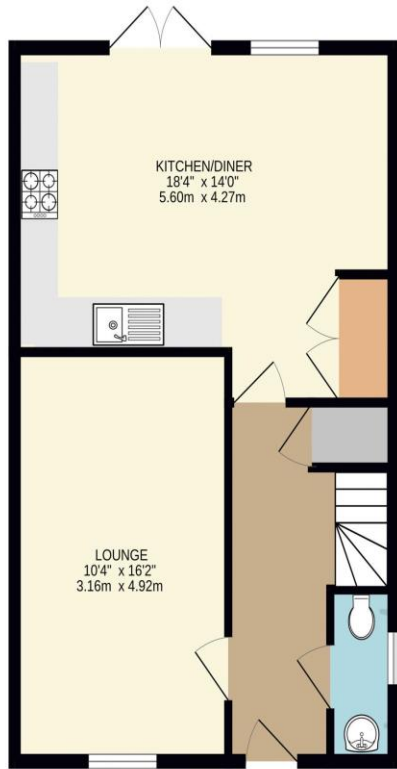
Outstanding four bed detached family home located on a new development in Midge Hall,



- Outstanding new build detached family home
- Modern open plan kitchen / dining room
- Family bathroom / en-suite / cloak room wc
- Close to schools and amenities
- Excellent sized reception rooms
- Four good sized double bedrooms
- Large gardens / driveway / garage
- 1214 SQ. FT.

This is a fantastic opportunity to purchase an almost new David Wilson, four bed detached home, stone built family home located on a modern and popular development in the Midge Hall area of Leyland. Thornycroft Mews boasts excellent accommodation set over two floors along with many upgrades that are not standard with this type of new build home. Situated along a quiet cul-de-sac with open aspects to the front this amazing family home offers superb access to a range of local amenities, outstanding schools for all ages, great public transport links and is just a short drive to several major motorway networks. Internally the property is in an immaculate / as new condition with the accommodation briefly comprising of spacious entrance hallway, cloak room wc, large formal lounge / sitting room located to the front with the open aspects, under stair cupboard and then a large open plan kitchen / dining / family room to the rear. There is a large utility cupboard housing the washer and dryer hidden behind doors, stunning fitted kitchen boasting a range of wall, base and drawer units along with appliances and a large dining area with double doors leading out onto a private garden. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom with modern fitted en-suite and fitted wardrobes, second double bedroom located to the front of the property, two smaller double bedrooms and then a modern fitted family bathroom comprising of wc, sink unit and bath with shower over. Externally this impressive home has a large driveway for three cars and a single detached garage with up and over doors, an electric car charger which was installed by the builder along with a well maintained lawned front garden. To the rear there is a large, private and enclosed garden with patio area and well-maintained lawn, ideal for the growing family. There are also added solar panels to the roof. Internal inspection is highly recommended to truly appreciate the deceptive size, outstanding finish and superb location.

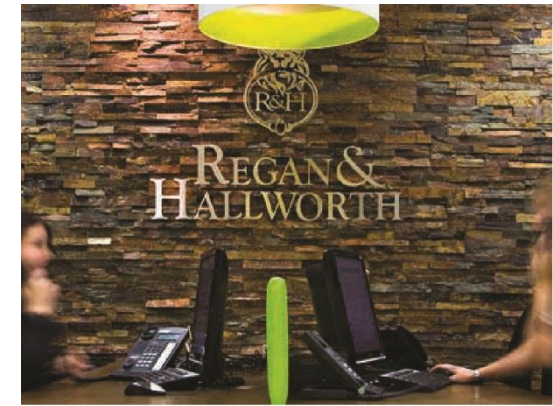




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TOTAL FLOOR AREA : 1214 sq.ft. (112.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.

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