

**FOR SALE**

1 Fairy Glen, Fossdale Moss, Leyland, PR26 7AT

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

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1996



## 1 Fairy Glen, Fossdale Moss, Leyland, PR26 7AT

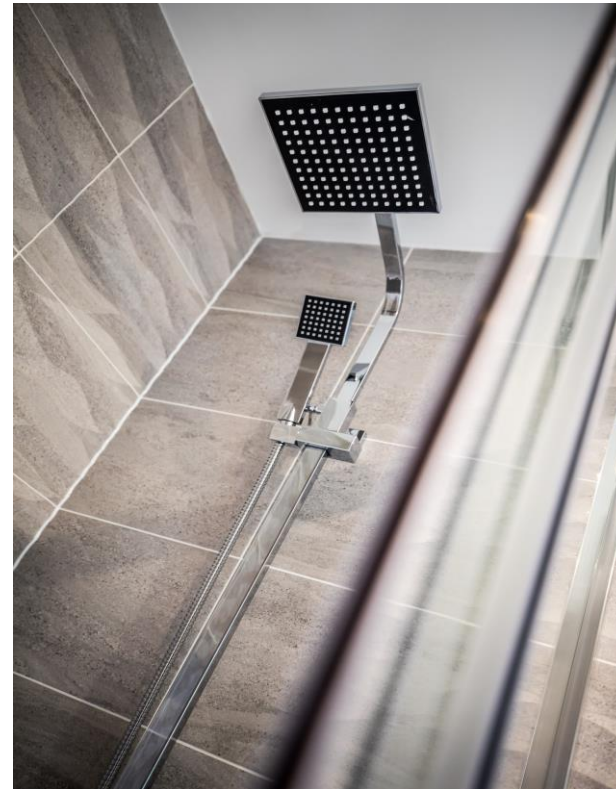
*This individually designed new build home in gated development offers 3,000 SQ.FT. of living space.*

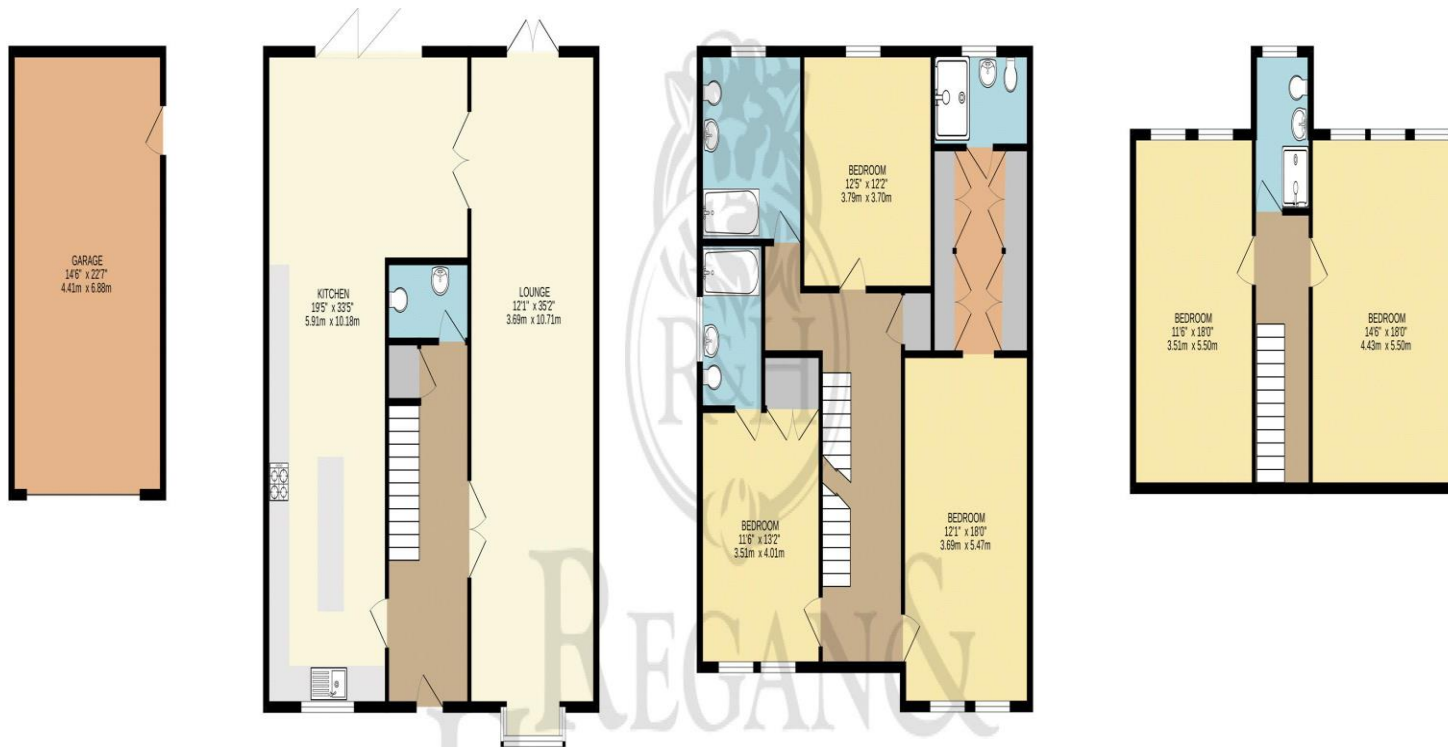


- Exclusive five bed detached house
- Gated development
- Ample parking & large detached garage
- Freehold / Builder incentives available
- High quality BRAND NEW BUILD
- Large private gardens
- 4 bathrooms / Dressing room to master
- 2992 SQ.FT. in total

Regan & Hallworth are thrilled to present this brand new, uniquely designed five-bedroom detached house for sale that offers a staggering amount of living space (almost 3000 square feet) situated within a distinguished gated cul-de-sac development which comes with an attractive cash back incentive from the developer, which can be used towards stamp duty or carpets. Upon entering the house, you are greeted by a separate hallway that leads to a spacious WC, adorned with Spanish Porcelanosa designer tiles and finished with chrome edging strips. The hallway provides access to the Lounge/Dining area and the Kitchen/Family room. The Kitchen/Family room is a large, inviting space perfect for entertaining, with expansive Bi-fold doors that open up to the garden. The kitchen is equipped with elegant Quartz bevelled stone worktops and a variety of appliances. The room is well-lit with numerous ceiling spotlights and is fitted with ample electrical sockets. Additional features include cutlery trays, wine racks, and pull-out recycling bins. The house also comes with an integrated dishwasher, washing machine, and tumble dryer. The Lounge/Dining area is generously sized, providing ample room for a growing family. It's the perfect spot for family relaxation, with enough space for a large TV and sofa, while still offering a spacious dining area towards the back with French doors that open out to the garden. The first floor houses three bedrooms, including the master bedroom. The master bedroom is exceptionally spacious, featuring a dressing area, a window overlooking the front aspect, and a three-piece ensuite bathroom fitted with Spanish Porcelanosa designer tiles. Bedroom two also comes with a three-piece ensuite bathroom fitted with Spanish Porcelanosa designer tiles. The family bathroom and bedroom three are also located on the first floor. The second floor is home to bedrooms four and five, along with a shower room. These bedrooms are spacious and feature beautiful skylights that let in plenty of natural light. Externally, the property features a Tarmac surfaced driveway at the front, and a garden with a path leading to the front door. At the back, there is a patio area and a spacious lawn.



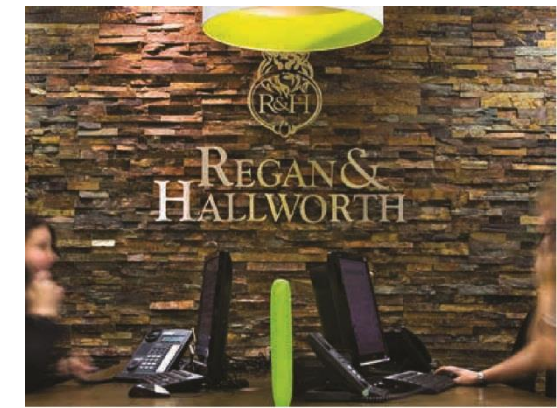




TOTAL FLOOR AREA : 2992 sq.ft. (277.9 sq.m.) approx.

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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