



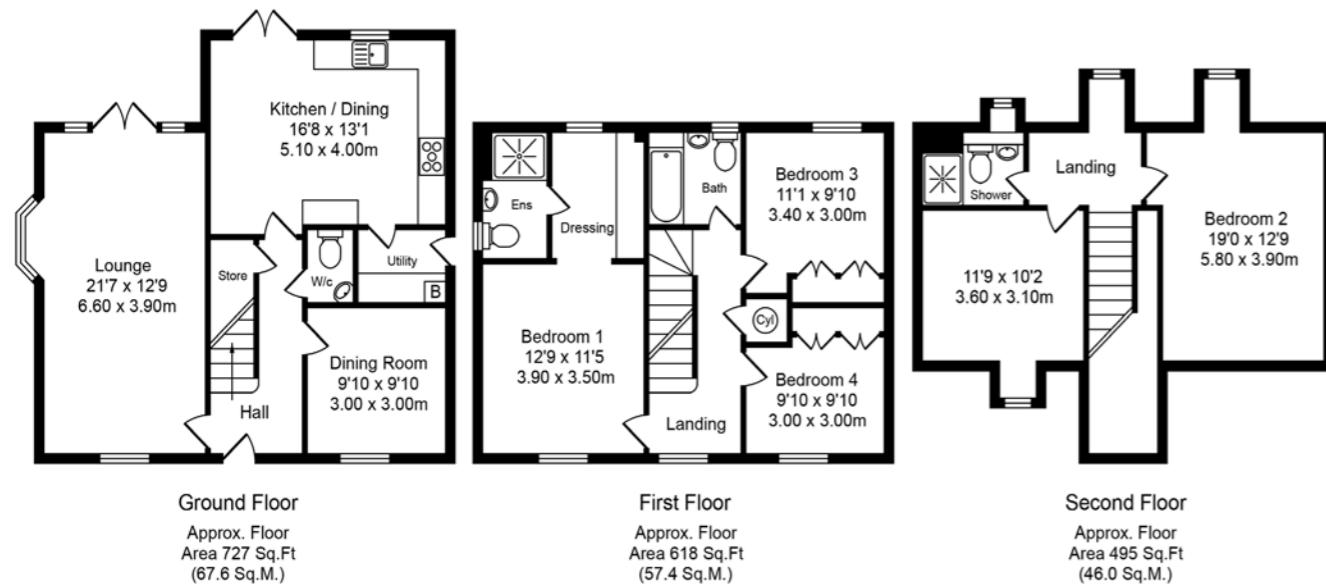
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**ARNOLD & PHILLIPS**  
ESTATE AGENTS

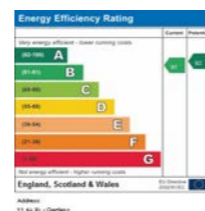
**Total Approx. Floor Area 1840 Sq.ft. (171.0 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold  
Council Tax Band: G

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply 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. All dimensions are approximate.



**THE LUXURY PROPERTY SPECIALISTS**

**Kielder Gardens, Leyland**  
**Offers Over £519,995**



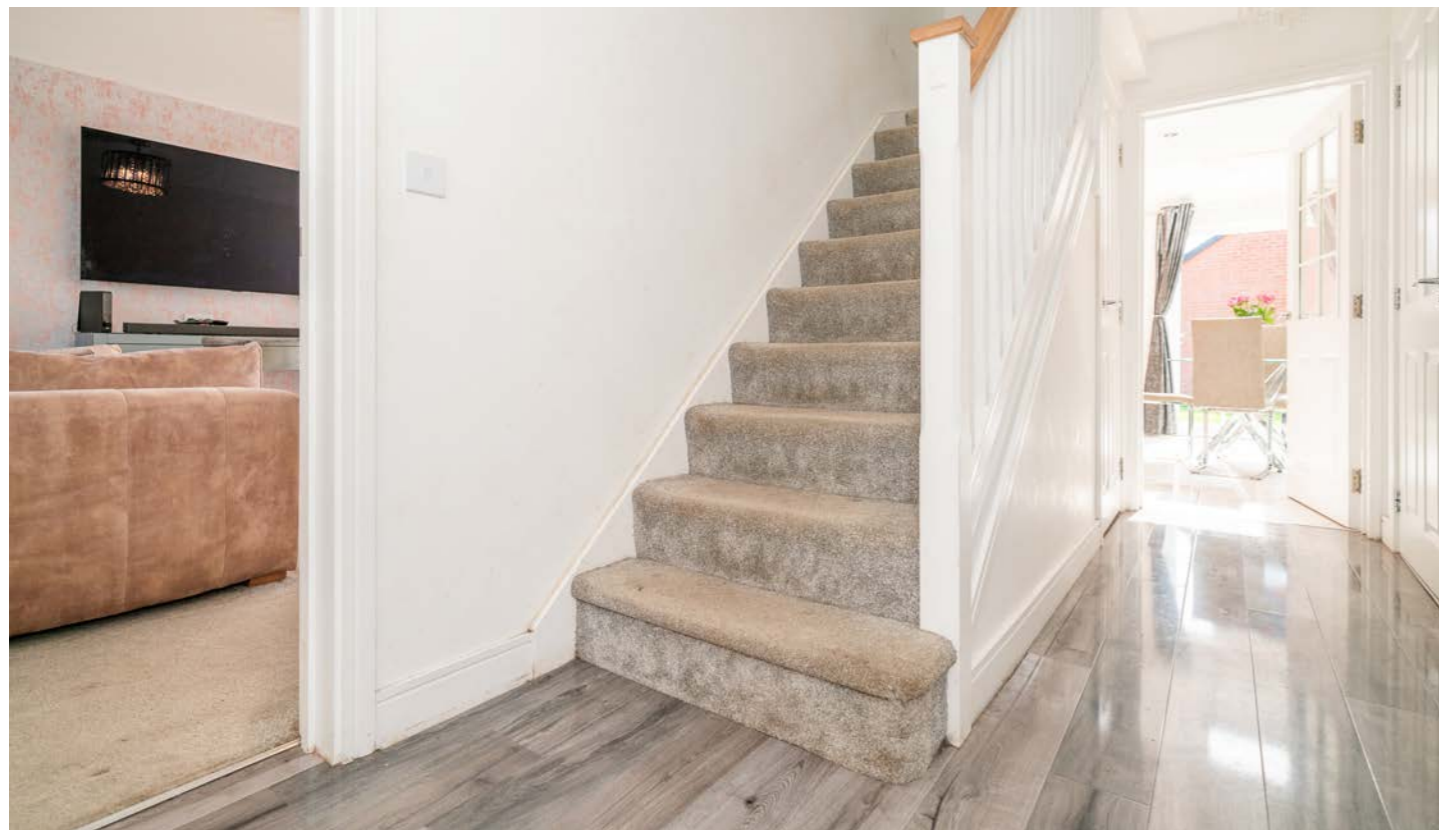
This beautifully presented five-bed detached home boasts an extremely flexible floor-plan arranged over three inviting levels. The property was built with attention to detail and exceptional standards of finish, the home has character and charm, whilst ensuring that all the modern appointments of a contemporary home of this type are catered for. This handsome home occupies a lovely position within this new development.

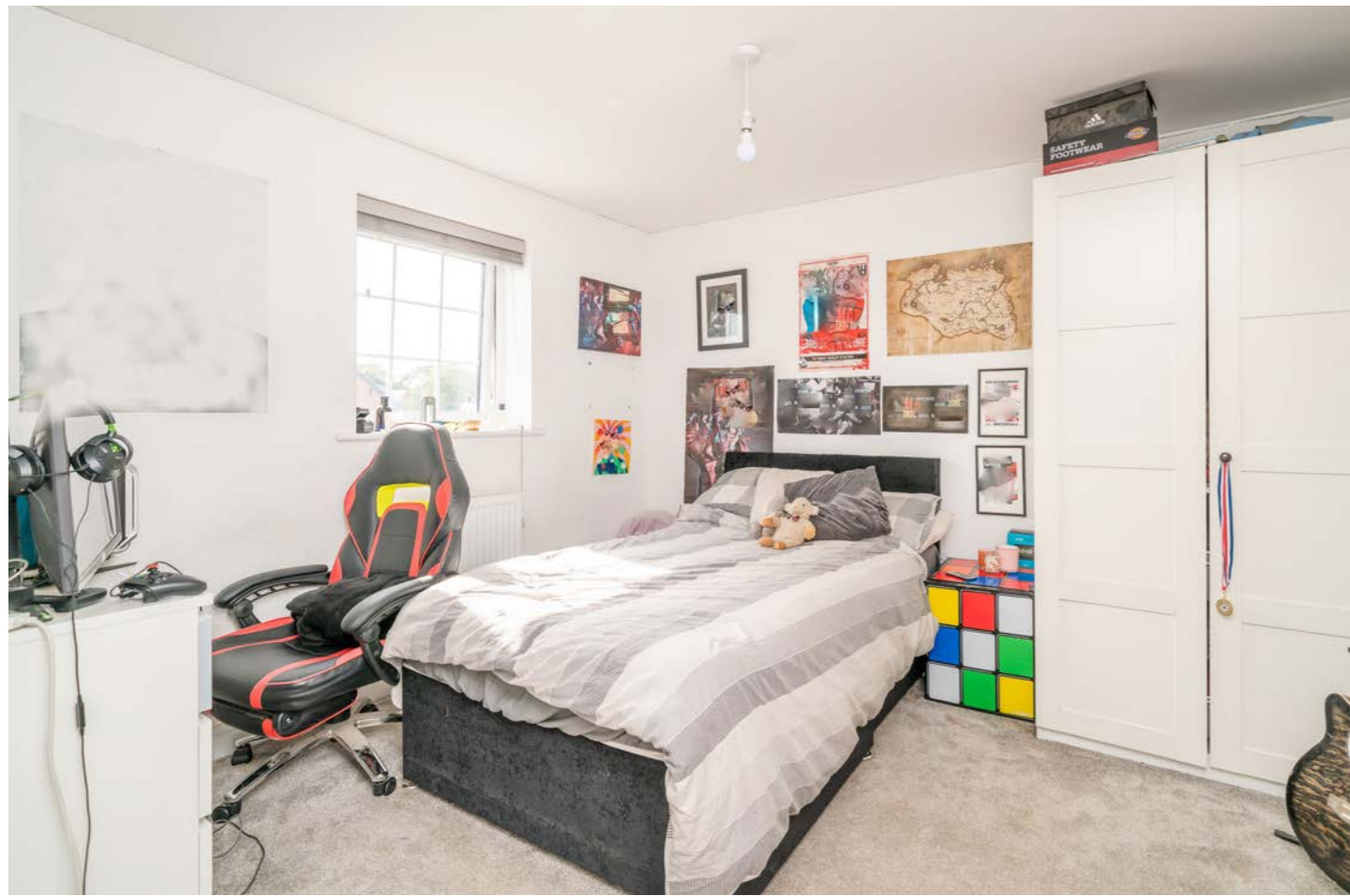
The accommodation itself extends to over 1840 square feet in total; entering via the spacious hallway one will find staircase to the first floor as well as WC/Cloakroom. Leading off from the hallway is the bright and airy lounge, which benefits from dual aspect lighting from the bay window as well as French doors which overlook the garden. The kitchen/diner of the house is open plan and contains ample living, dining and kitchen space, this creates a wonderful sociable environment that is perfect for modern day living. To finish the ground floor off is a handy utility and a flexible reception room.

Moving up to the first floor are three wonderfully proportioned bedrooms, with bedroom one benefitting from an en-suite with shower. The rest of the family are well catered for with a three-piece family bathroom, consisting of bath, as well as toilet and wash basin.

On the top floor one will find an additional two bedrooms, which have a variety of fitted storage units as well as access to a three-piece shower room. Externally, the low-maintenance frontage provides off-road parking facilities, as well as access to the detached double garage, whilst the rear garden enjoys a high degree of privacy, which is a big bonus for a modern development, complete with planted borders and being mainly laid to lawn, as well as enjoying a lovely, paved patio where one can enjoy a barbeque or simply a relaxing glass of wine after a stressful day in the office. Homes on this sought-after development are always in high demand and we would highly recommend an early expression of interest to avoid disappointment.

Externally there is a double garage to the side with a driveway and space for two cars. The property is a one-off corner plot with a walled garden which is a real sun trap. The house is close to Leyland Town centre – with its outstanding local schools, as well as lots of local amenities, it's a popular area with families. It's a fantastic spot for commuting too, with mainline services available from Leyland station as well as the M6 motorway a short drive away.





#### KEY FEATURES

Three Storey Detached Home

Five Bedrooms

Circa 1840 Square Feet

Stunning Open Plan Kitchen/Dining Room

Double Garage

Driveway Parking

Corner Plot

Good Sized Rear Garden

Ideal Location







