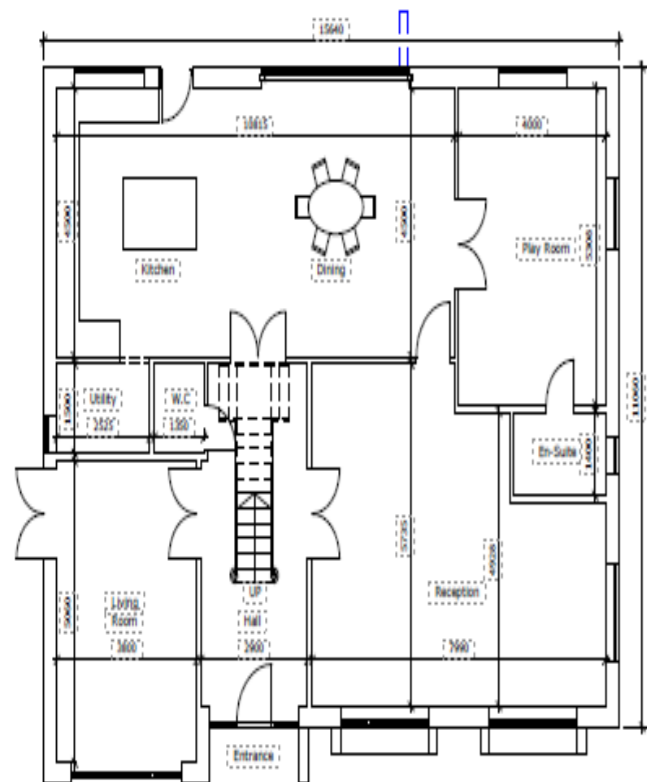
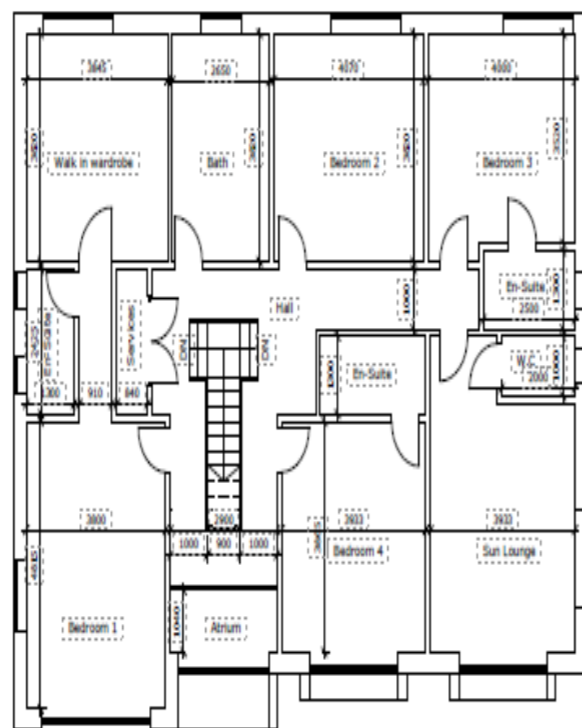




Ormskirk: 01695 570102    Chorley: 01257 241173  
 Southport: 01704 778668    arnoldandphillips.com



Proposed Ground Floor



Proposed First Floor



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

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.



Perfectly placed in Leyland is a truly bespoke project, of a very high-end building design and what is sure to be one of the most sought-after prestige developments in the region. Once complete there will be four detached homes and the result will be nothing short of amazing.

The development offers both the location and architectural style that is very much in demand and each home and plot has been carefully considered to ensure the very best of modern-day family living. These beautifully designed homes promise an abundance of warmth, light and space.

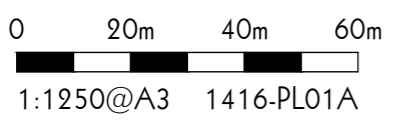
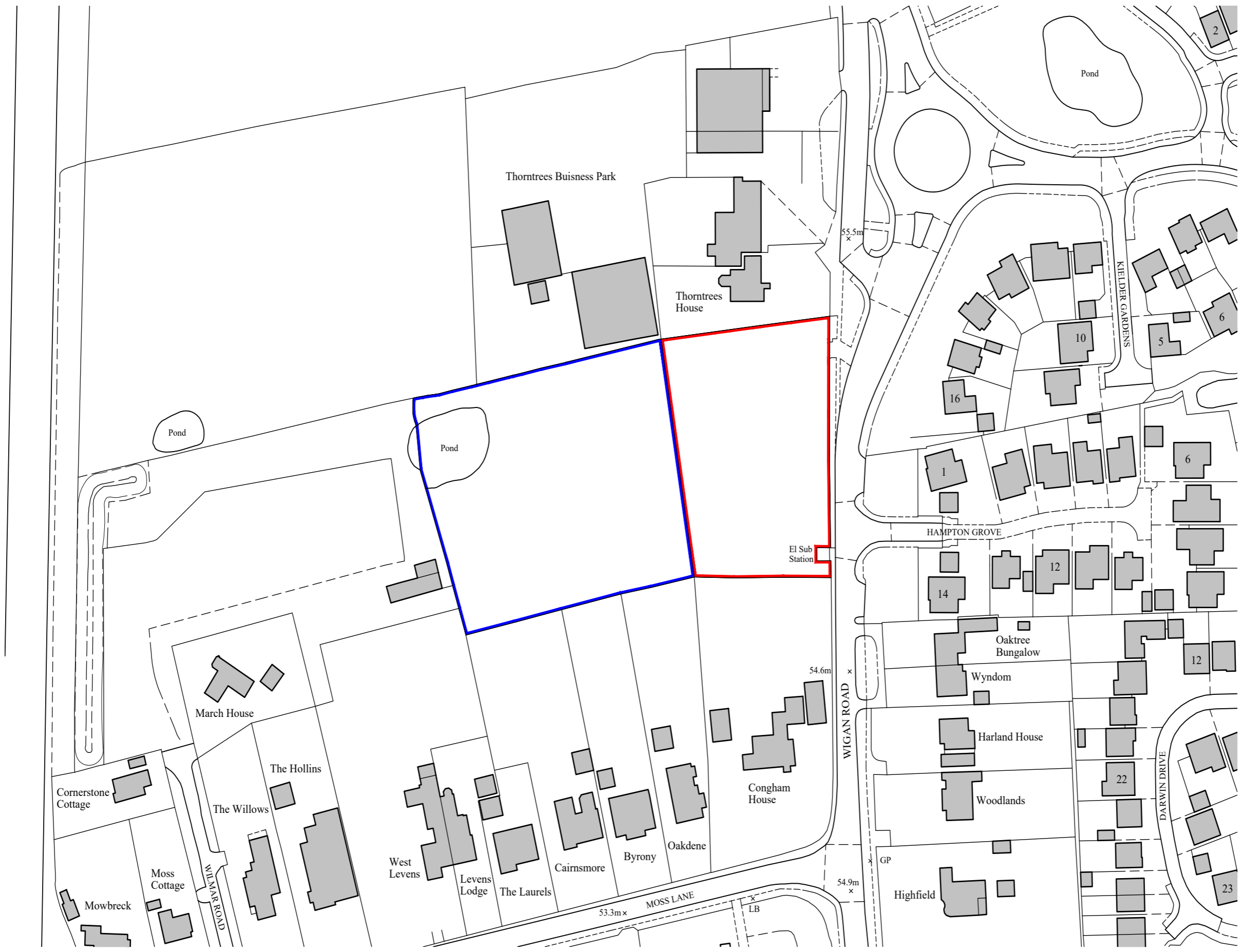
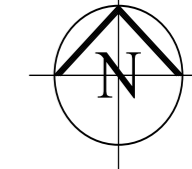
Plots 1 and 2 accommodation highlights will include a grand hallway, two reception rooms, playroom/ study, open plan family dining kitchen, utility room, cloaks/WC, four bedrooms, three with ensembles and a large family bathroom. There is also a sunroom on the first floor that could be utilised as an office or an extra bedroom.

The development rests in a lovely spot within easy reach of the M6 and M61 motorways making it perfect for the commuter. Its also close to the bustling town centre of Leyland and the city centre of Preston isn't far away.

For more detail, please contact Paula at our Chorley branch.







# Wigan Road, Clayton-le-Woods - Location Plan



