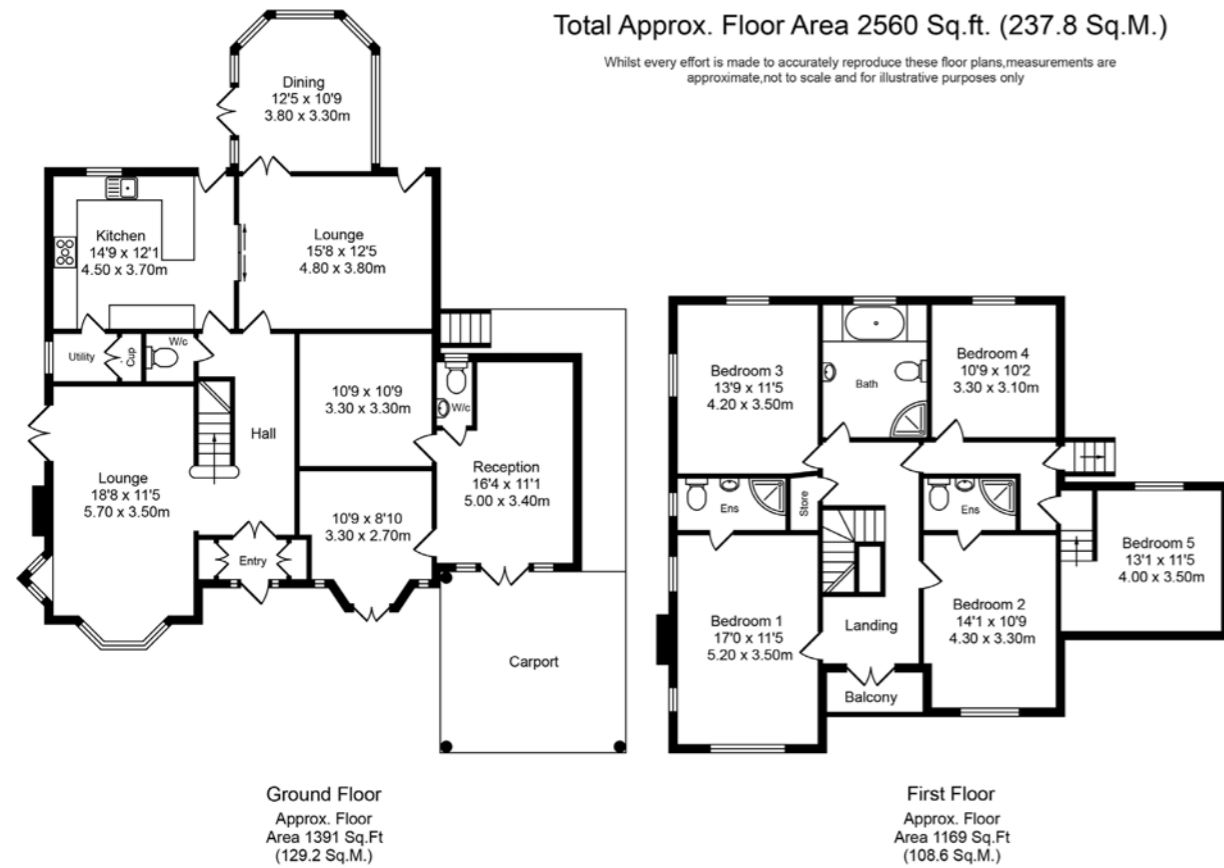




Ormskirk: 01695 570102
arnoldandphillips.com

Southport: 01704 778668
Chorley: 01257 241173

ARNOLD & PHILLIPS
ESTATE AGENTS



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.

Tenure:
Years Remaining on Lease:
Ground Rent:
Service Charge:
Council Tax Band:

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. 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

Wigan Road, Leyland
Guide Price £799,995



Introducing Thorn Tree, a remarkable detached home in Leyland boasting an expansive 2560 square feet of living space. What sets this property apart is its lucrative business potential, with an attached beauty and aesthetics salon featuring separate access for, ensuring privacy and convenience.

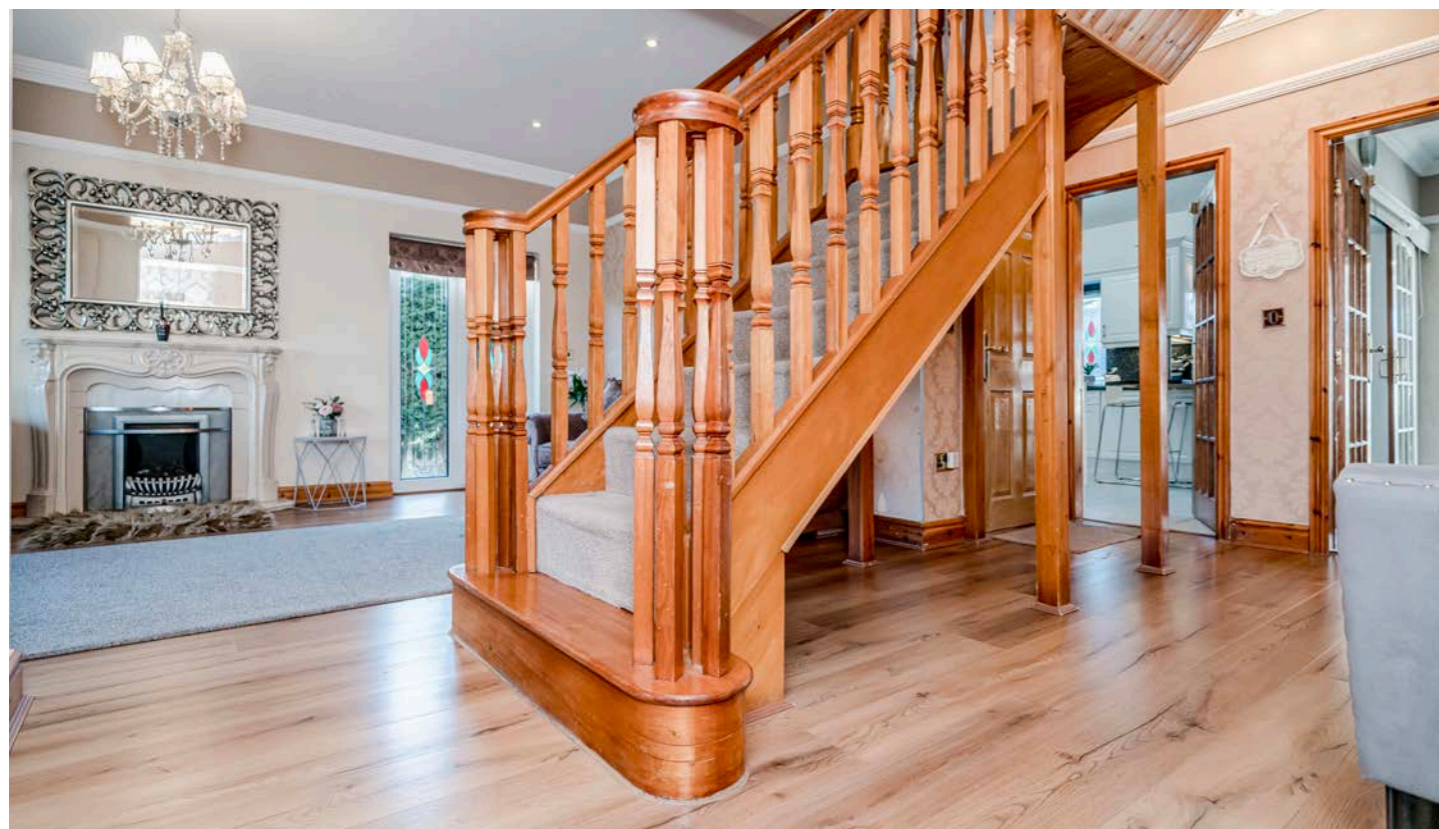
Step into the entrance hallway of Thorn Tree, you'll find two welcoming reception rooms and stunning orangery currently utilized as a spacious dining area. The modern kitchen with a breakfast area a contemporary touch to the home. Additionally, a utility room and convenient cloaks complete the ground floor layout.

Venture upstairs to discover generously proportioned double bedrooms, two of which are complemented by ensuite bathrooms, offering privacy and comfort. The master bedroom boasts an added luxury with its own walk-in wardrobe. A family bathroom serves the remaining bedrooms, providing convenience for all.

The property has granted planning permission for a two storey side extension and front canopy.

Outside, Thorn Tree presents a large driveway with ample parking space catering to the needs of multiple vehicles for both visitors and clients. The landscaped rear garden with a charming patio area is perfect for outdoor entertaining and relaxation. Located in a sought-after area of Leyland, this property enjoys proximity to local amenities, schools, and excellent transport links.

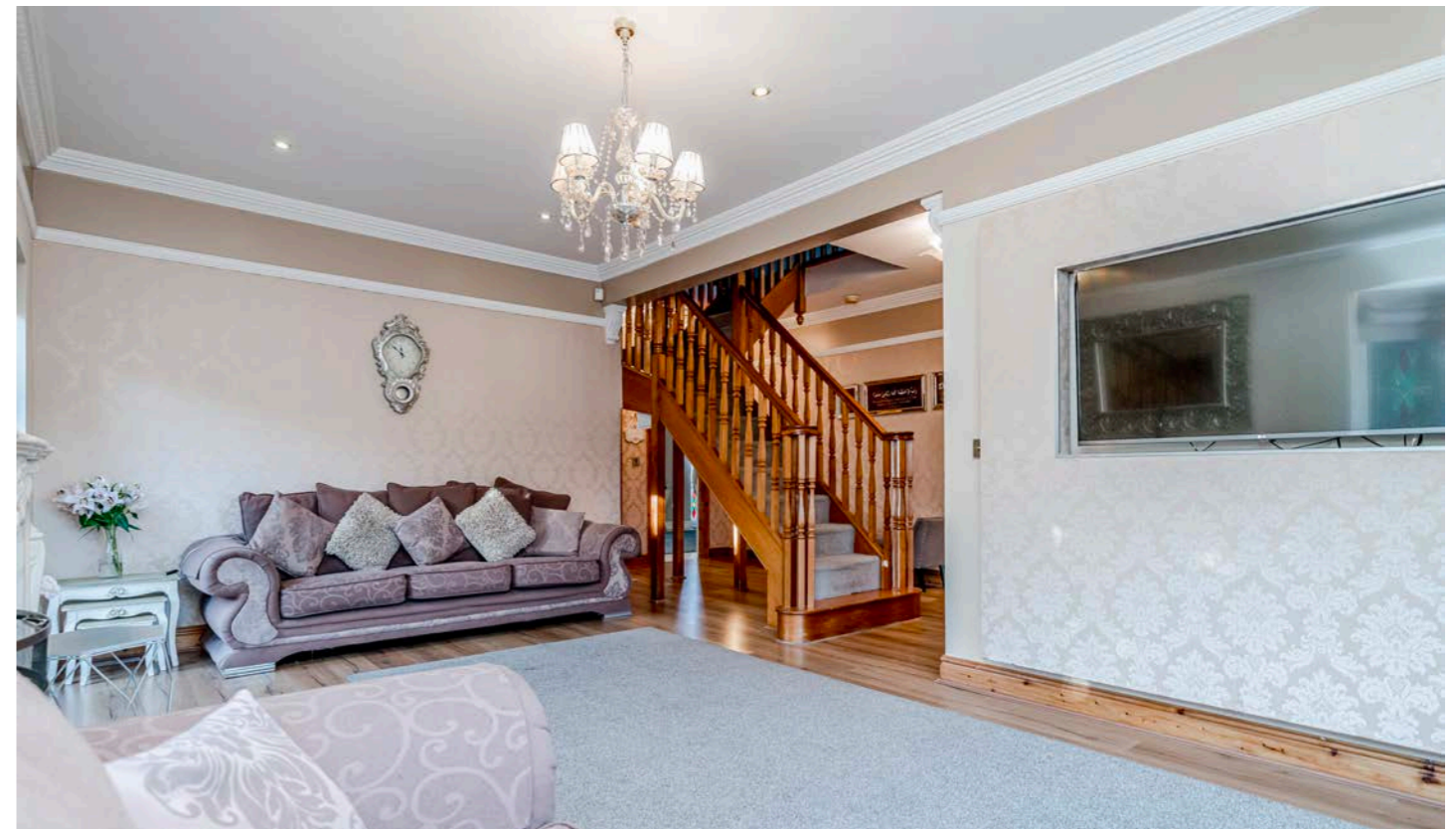
Thorn Tree offers a unique buying opportunity, combining desirable residential living with a thriving beauty salon business. With its combination of spacious and stylish living spaces and an established business, Thorn Tree is an exceptional property that promises the best of

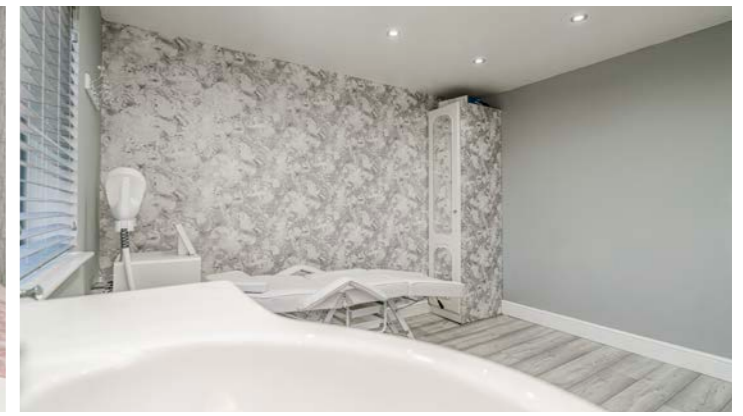


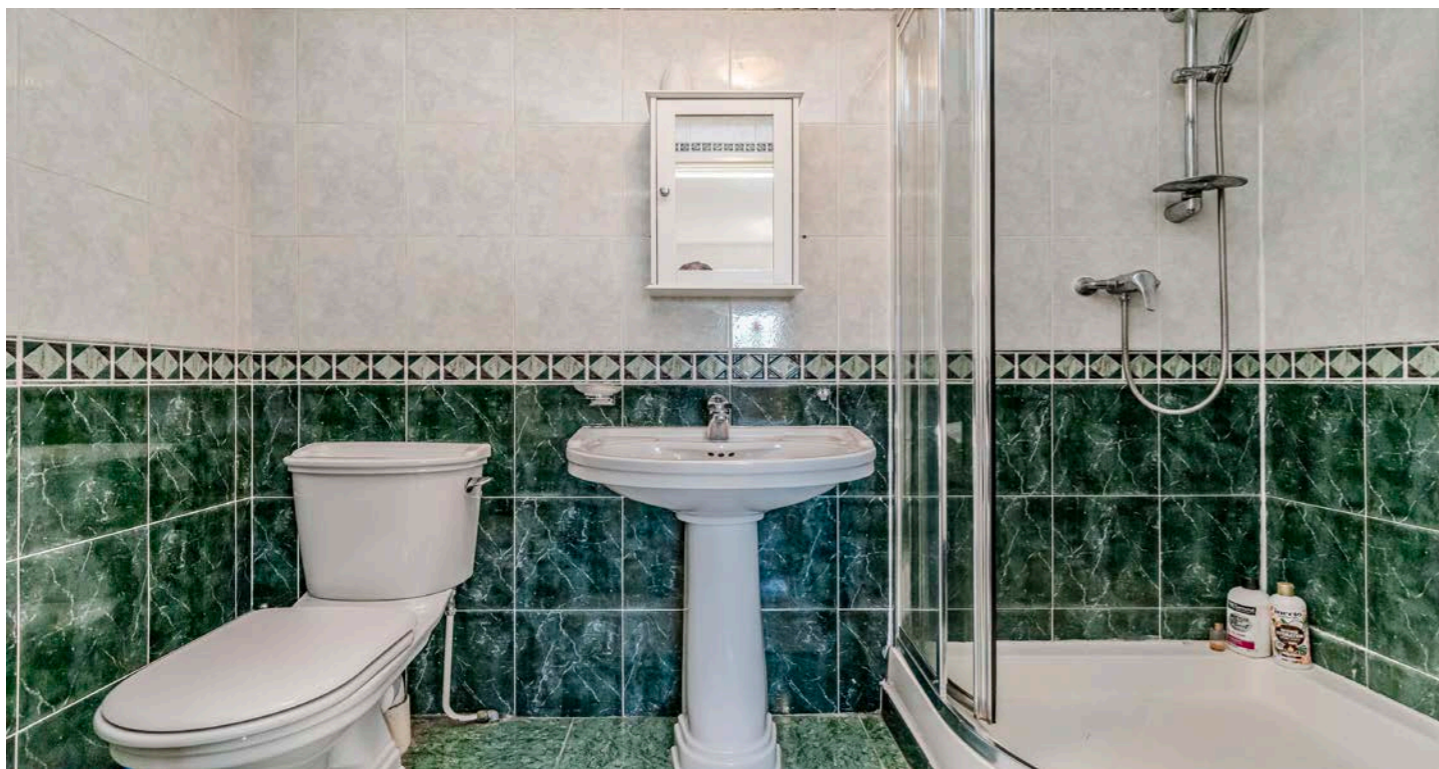


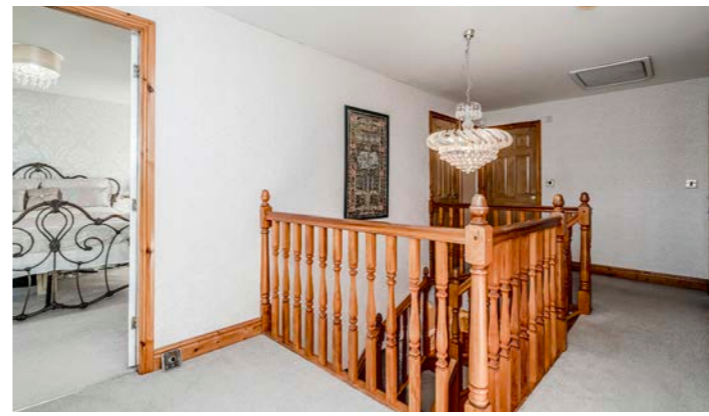
KEY FEATURES

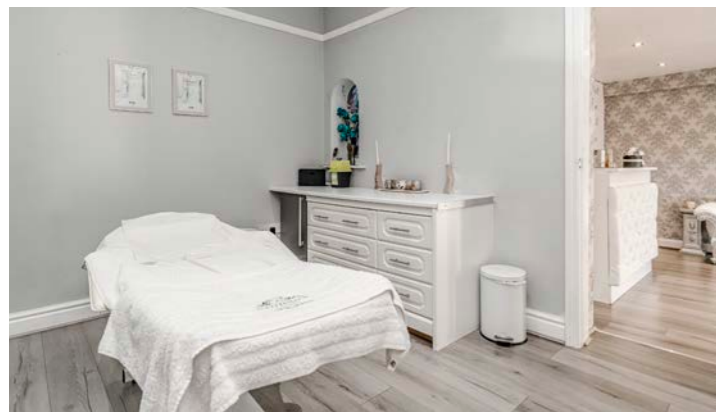
- Impressive Detached Home
- Granted Planning Permission
- Five Spacious Bedrooms
- Two Ensuite
- Circa 2560 Square Feet
- Fantastic Business Opportunity
- Modern Kitchen
- Two Reception Rooms
- Close to Amenities

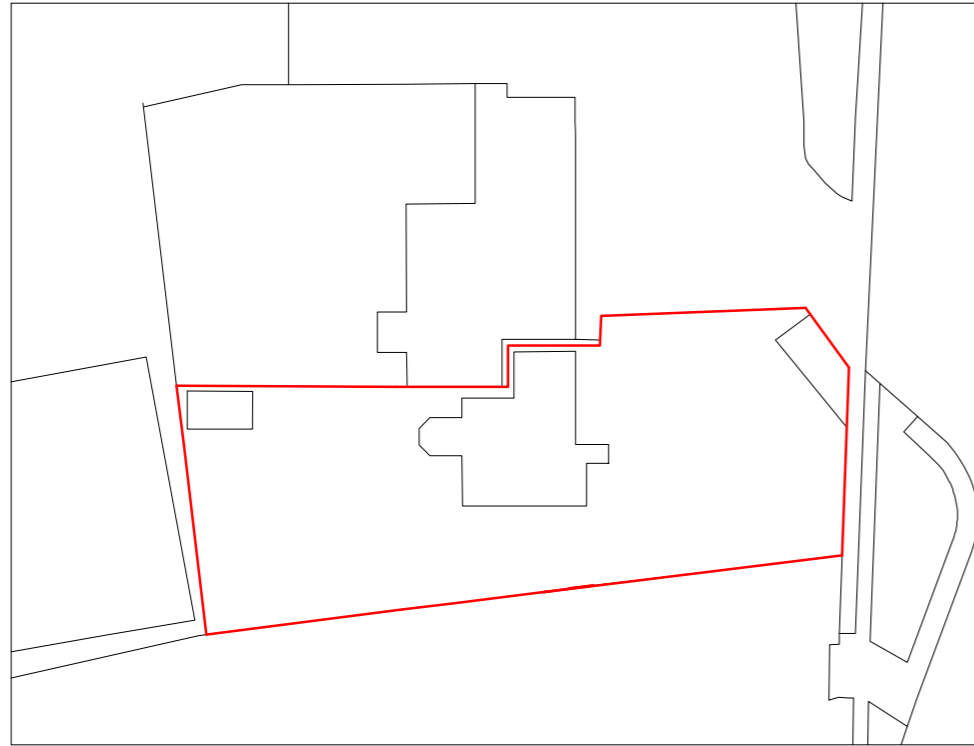






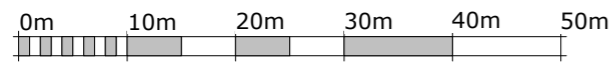




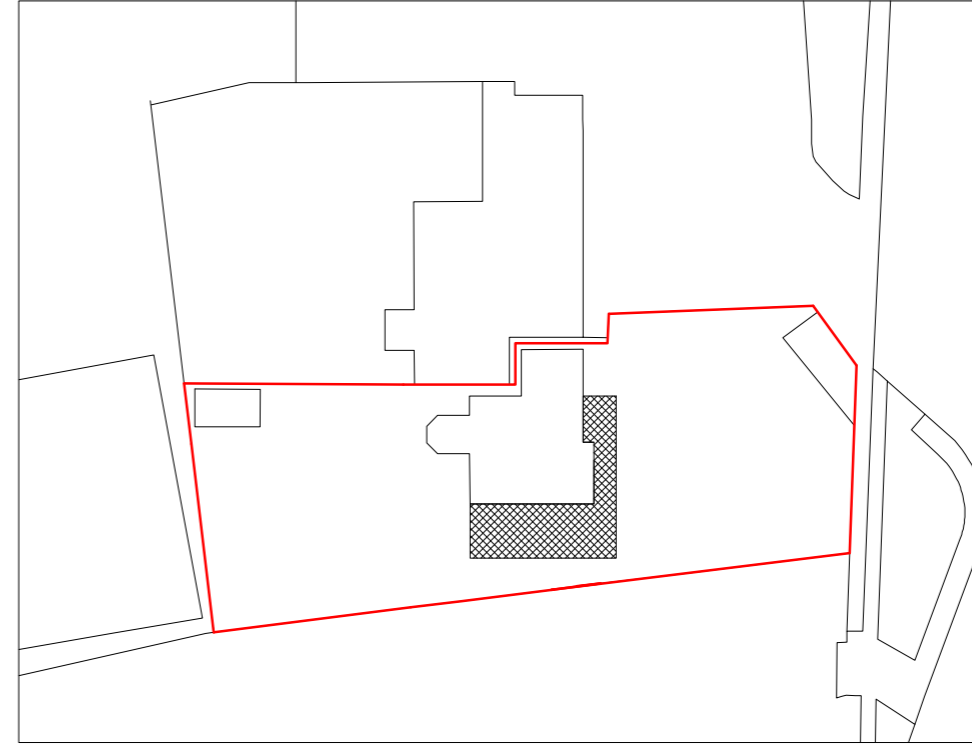


Existing Site Plan

1 : 500

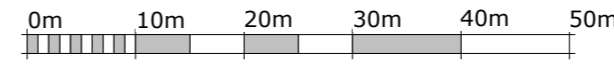


VISUAL SCALE 1:500 @ A2



Proposed Site Plan

1 : 500



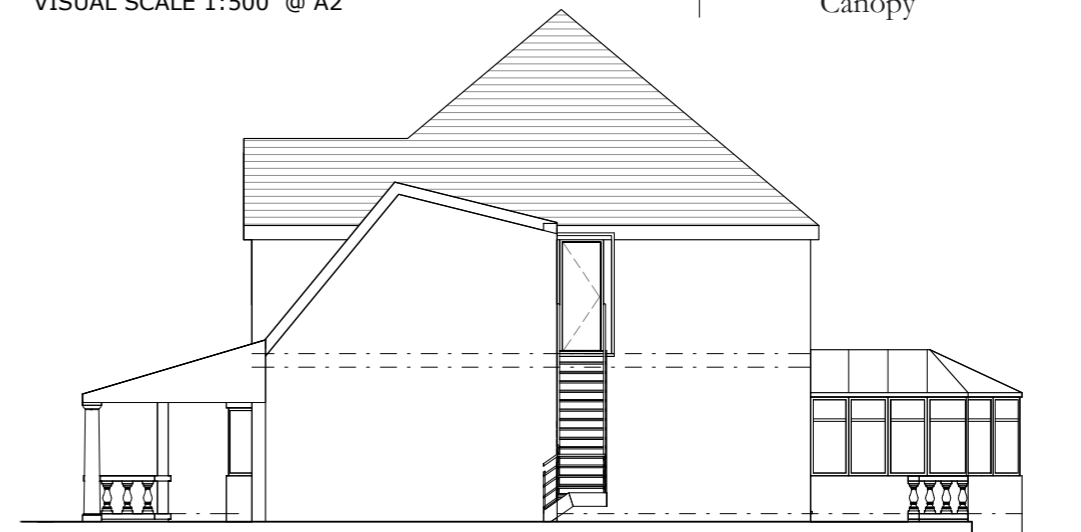
VISUAL SCALE 1:500 @ A2



Granted Planning Permission for a
Two Storey Side Extension and Front
Canopy



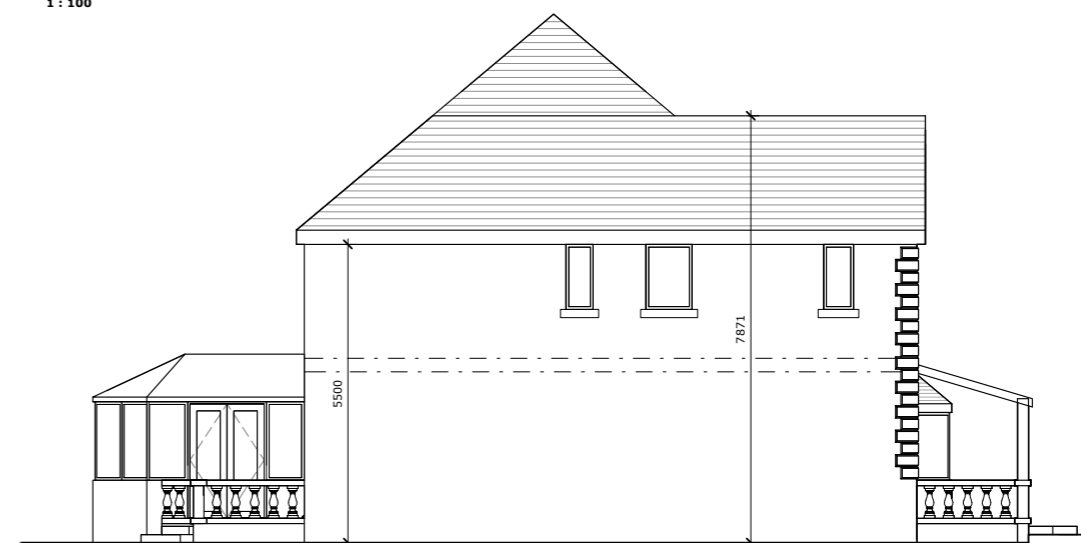
Proposed Front Elevation
1 : 100



Proposed Side Elevation A.A
1 : 100



Proposed Rear Elevation



Proposed Side Elevation B.B