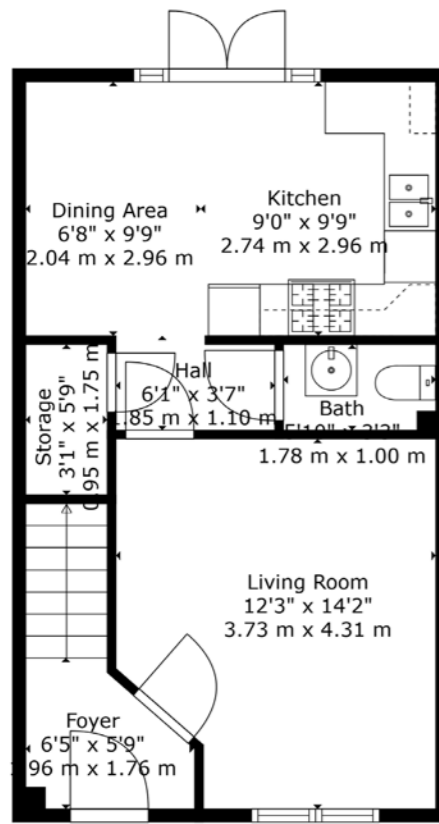
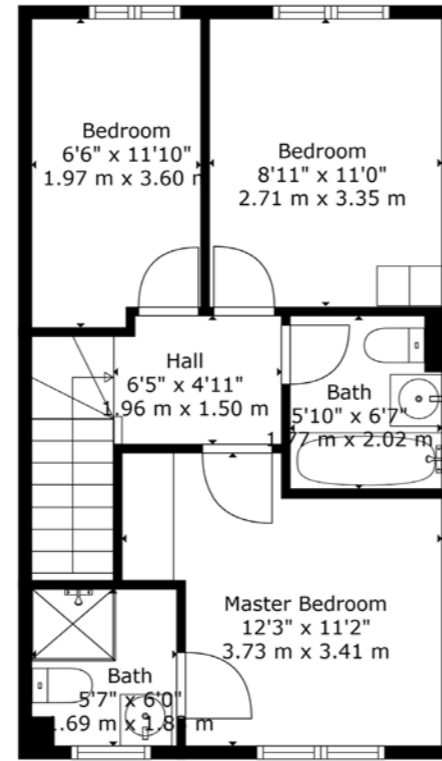




Chorley: 01257 241173 **Parbold:** 01257 442789
Ormskirk: 01695 570102 **Southport:** 01704 778668
 arnoldandphillips.com



Floor 1



Floor 2

TOTAL: 854 sq. ft, 80 m2
 FLOOR 1: 418 sq. ft, 39 m2, FLOOR 2: 436 sq. ft, 41 m2
 EXCLUDED AREAS: STORAGE: 18 sq. ft, 2 m2
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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.

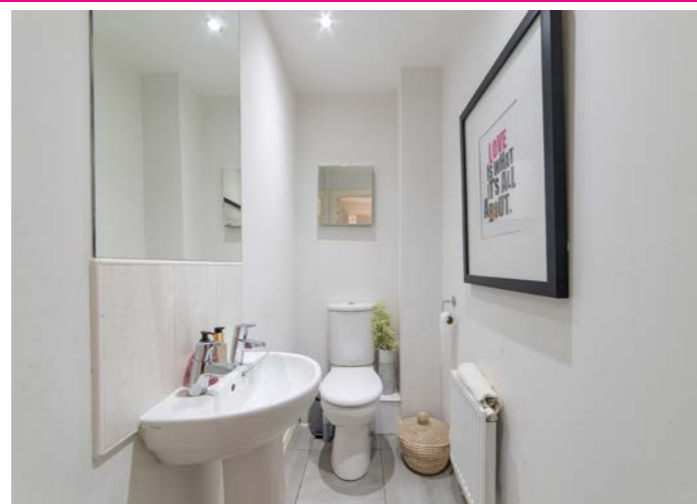


Arnold and Phillips Estate Agents proudly presents this spacious three-bedroom semi-detached property nestled in the sought-after residential area of Leyland, ideal for families seeking ample living space. Conveniently situated on a quiet cul de sac just a short distance away from Leyland town centre, residents enjoy easy access to excellent local schools, shops, and amenities. There are also transport links via nearby bus and train routes, as well as the M6 and M61 motorways, viewing at earliest convenience is recommended to avoid any potential disappointment.

Internally, upon entering you're welcomed into the spacious entrance hall. To the front, the property features a convenient WC and custom built under stair storage. The generously sized lounge with ample natural light from the large front-facing window. At the rear, discover the heart of the home—a spacious kitchen/dining room, offering a range of white high gloss kitchen units and offers a great place for dining and entertaining family members. There is access to the garden through patio doors.

Moving to the first floor via the stairs, you are greeted by the landing providing access to the three bedrooms. The master bedroom boasts its own three-piece ensuite/shower room and fitted wardrobes. There is a storage cupboard off the landing and a modern three-piece family bathroom.

Externally, the property sits on a good size plot with gardens to the front and rear. A driveway accommodates parking for two cars. The rear garden, adorned with astro turf and decking area offers a low-maintenance outdoor retreat perfect for relaxation and entertainment.





KEY FEATURES

- SPACIOUS SEMI DETACHED HOME
- CIRCA 854 SQUARE FEET
- THREE BEDROOMS WITH ENSUITE TO MASTER
- COSY LOUNGE
- MODERN DINING KITCHEN
- DRIVEWAY PARKING
- GOOD SIZED REAR GARDEN







