

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Wentwood Crescent, Leyland, PR25 5PR

£375,000

A CONTEMPORARY FAMILY HOME

Presented and updated to the highest standard throughout with an abundance of indoor and outdoor space and stylish decoration, this enviable four bedroom detached property is being proudly welcomed to the market in the sought after location of Leyland on a popular estate. With spacious rooms, a fantastic open plan kitchen diner and beautifully landscaped gardens, this outstanding property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Chorley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, open plan kitchen diner and staircase to the first floor. The kitchen diner boasts modern units, integrated appliances and bi-folding doors out to the rear. The utility room leads to a WC. The first floor comprises of four double bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with artificial lawn, paving and decking areas. To the front there is a stone chip driveway.

For further information or to arrange a viewing please contact our Chorley branch at your earliest convenience.

Wentwood Crescent, Leyland, PR25 5PR

£375,000



- Impressive Detached Property
- Spacious Reception Rooms
- Off Road Parking
- EPC Rating: A
- Four Bedrooms
- En Suite To Main Bedroom
- Leasehold
- Contemporary Open Plan Dining Kitchen
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Entrance Hallway

14'6 x 14'6 (4.42m x 4.42m)

Composite double glazed front entrance door, central heating radiator, smoke alarm, wood effect flooring, stairs to the first floor and doors to two reception rooms and open plan dining kitchen.

Reception Room One

16'4 x 10'10 (4.98m x 3.30m)

UPVC double glazed leaded window, central heating radiator, television point and wood effect flooring.

Reception Room Two

18'11 x 9'6 (5.77m x 2.90m)

UPVC double glazed window, central heating radiator, fitted bar, television point, spotlights, smoke alarm and wood effect flooring.

Kitchen

19'8 x 19'6 (5.99m x 5.94m)

Aluminium double glazed window, skylight, upright central heating radiator, range of wood effect and high gloss wall and base units with quartz surfaces and tiled splashbacks, composite one and a half bowl sink with high spout mixer tap, electric double oven in a high rise unit, four ring gas hob, extractor hood, integrated fridge freezer and dishwasher, multi fuel burning stove, spotlights, tiled flooring, door to the utility and aluminium bi-folding doors to the rear.

Utility Room

6'7 x 5'11 (2.01m x 1.80m)

Central heating radiator, range of high gloss wall and base units with wood effect surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for dryer, spotlights, tiled flooring, door to the WC and composite double glazed door to the rear.

WC

5'11 x 3' (1.80m x 0.91m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, corner wash basin, spotlights and tiled flooring.

First Floor

Landing

14'9 x 10'2 (4.50m x 3.10m)

UPVC double glazed window, central heating radiator, loft access, smoke alarm, two storage cupboards and doors to four bedrooms and bathroom.

Bedroom One

16'7 x 10'10 (5.05m x 3.30m)

UPVC double glazed leaded window, central heating radiator, fitted wardrobes, television point and door to the en suite.

En Suite

7'7 x 4'7 (2.31m x 1.40m)

UPVC double glazed frosted window, central heating towel rail, double direct feed shower unit, wall mounted wash basin, tiled elevations, spotlights, extractor fan and tile effect flooring.

Bedroom Two

12'10 x 10'10 (3.91m x 3.30m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'4 x 10'1 (3.45m x 3.07m)

UPVC double glazed window and central heating radiator.

Bedroom Four

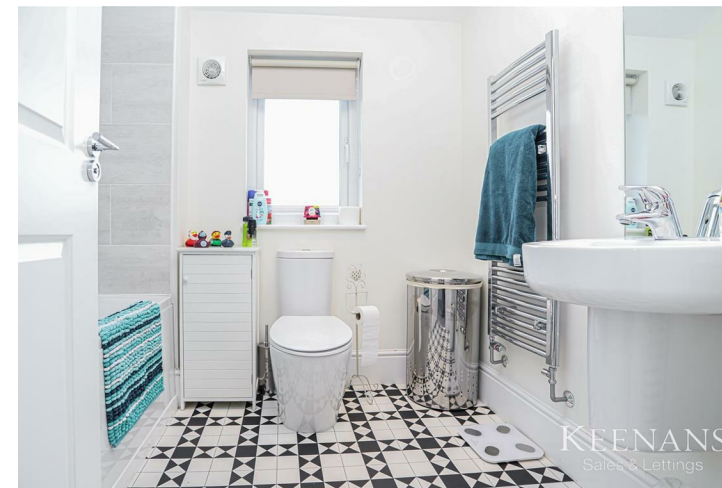
11' x 7'8 (3.35m x 2.34m)

UPVC double glazed window and central heating radiator.

Bathroom

7'5 x 6'4 (2.26m x 1.93m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wash basin, panelled bath with direct feed shower overhead, tiled elevations, spotlights, extractor fan and tile effect flooring.



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