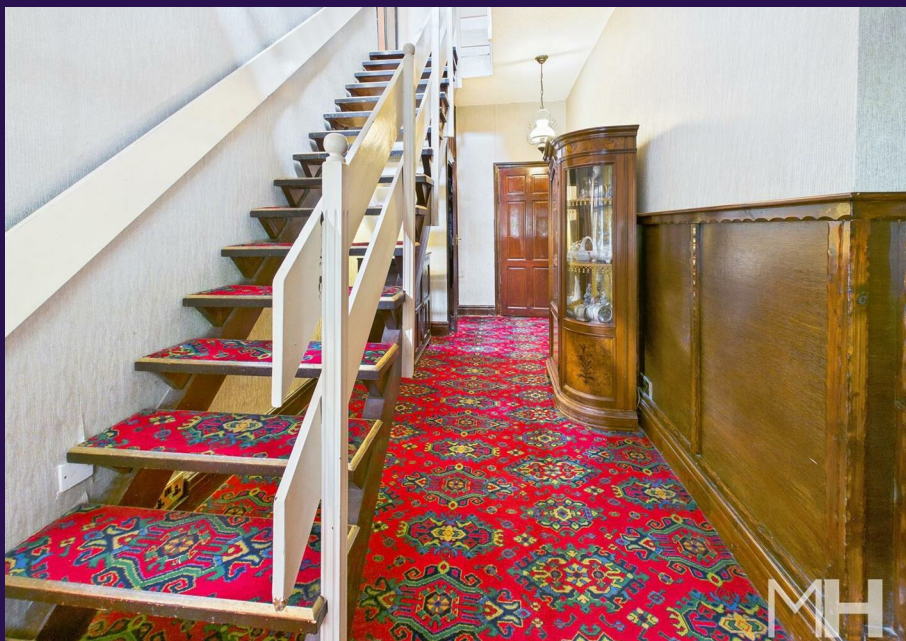




DELL GLEN WIGAN ROAD

LEYLAND, PR25 5UD

£600,000



Key Features

- Great Size Family Home
- Five Bedrooms & Three Bathrooms
- Two Kitchens & Two Staircases
- Could Be Two Separate Entrances
- Five Reception Rooms
- Gas Central Heating
- Lots Of Parking & A Large Detached Double Garage
- Great Size Plot
- Lots Of Potential To Reconfigure, Restructure or Redevelopment
- Viewing Essential & By Appointment

Property Summary

A true Leyland landmark, this remarkable detached residence presents an exceptionally rare opportunity to acquire one of the area's most distinctive and substantial homes. Occupying a generous plot, the property offers outstanding versatility as a magnificent family residence while also presenting exciting potential for reconfiguration, extension, redevelopment or future investment opportunities, subject to the necessary planning consents.

Boasting an impressive amount of living accommodation, the home comprises five well-proportioned bedrooms, five versatile reception rooms, three bathrooms and two fitted kitchens, one of which forms part of a superb open-plan family room that truly serves as the heart of the home—perfect for modern family living and entertaining alike.

Externally, the property continues to impress with extensive driveway parking for numerous vehicles, a large detached double garage and a selection of additional storage sheds, all set within its own substantial grounds that further enhance the property's appeal and future potential.

Properties of this scale, prominence and versatility rarely become available. To fully appreciate the generous accommodation, enviable setting, exceptional potential and unique character this outstanding home has to offer, early viewing is considered essential and is strictly by appointment through Marie Holmes Estate Agents.

Entrance from Formal Driveway

Entrance

Being accessed from this point by uPVC double glazed double doors to a central lounge room.

Central Lounge

26'10" x 16'5" (8.18 x 5.00)

A great size room with a living flame gas fire, beamed ceiling, ceiling lights and wall lights, radiator, storage cupboard, stairs to first floor and door to second lounge room.

Second Lounge

22'8" x 15'3" (6.91 x 4.65 (6.90 x 4.64))

With uPVC double glazed windows to two elevations, ceiling light radiators and wall mounted gas fire.

First Floor Landing

Being approached by a turning back staircase to the first floor with a window to the front elevation and doors off to three bedrooms and a large bathroom.

Bedroom One

16'6" x 15'0" (5.03 x 4.57)

A great master bedroom with double glazed window to the rear and another to the front elevation. Fitted wardrobes and dressing table, radiator and ceiling light.

Bedroom Three

15'3" x 11'2" (4.65 x 3.40)

Another double bedroom with uPVC double glazed widow to the side elevation, ceiling light and radiator.

Bedroom Three

15'5" x 11'1" (4.70 x 3.38)

Another double bedroom with uPVC double glazed widows to the side and front elevations, ceiling light and radiator.

Family Bathroom

10'6" x 9'7" (3.20 x 2.92)

An amazing contemporary bathroom with water resistant paneling to some elevations, a large vanity area incorporating a wash hand basin and concealed cistern W.C. two heated towel rails with central radiators, double size shower with mains shower and glazed panels, opaque window to the rear elevation.

Second Entrance Hall

With a porch to the front elevation and glazed door to the entrance, stairs to first floor and doors off.

Family Room

24'7" x 16'5" (7.49 x 5.00)

An great room the real heart of the home, providing a well equipped family kitchen, sitting area and plenty of room for a large dining table.

Kitchen

A well fitted kitchen with a central island unit with sink and mixer tap, with extra lighting from a central suspended ceiling panel, integrated fridge and freezer, cooking range set within a chimney breast effect wall housing extractor fan, further food preparation sink and drainer, tiled flooring, spot lights to a beamed ceiling and integrated plate rack.

Sitting Area

A great space with a large brick built fire place housing a cast iron gas stove.

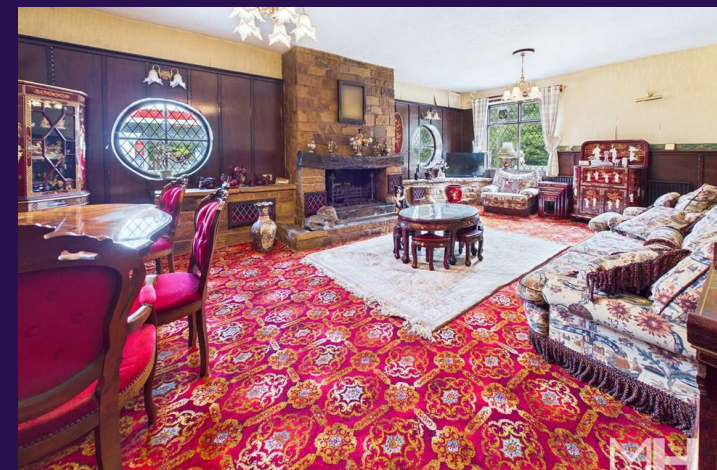
Dining Area

With plenty of room for a large family dining table.

Second Preparatory Kitchen

16'0" x 10'7" (4.88 x 3.23 (4.87 x 3.22))

A must in a home of this size! a real luxury. With a range of wall, drawer and base units with contrasting working surfaces, sink and drainer, gas hob and electric oven. space for washer and dryer as well as





room for a larger fridge and freezer. Window to the rear and access to rear porch. Lots of storage to one wall, access to plant room and door to W.C.

Cloaks W.C

With a two piece suite.

Formal Lounge Room

25'6" x 16'4" (7.77 x 4.98)

A very generous room being accessed from the central hall area as well as a beautiful arched door from the family room. There is a gas fire, two circular side windows and a window to the front elevation, ceiling lights, wall lights and radiator.

Second Lounge / Snug

16'7" x 8'10" (5.05 x 2.69)

A cozy sitting room with windows to the front and side elevation, gas fire, half wooden paneled elevation, ceiling light and radiator.

First Floor Landing

A gallery landing with window to the front elevation and doors off.

Bedroom Four

Another very generous master bedroom with a range of fitted wardrobes to one wall, and dressing table, window to the front elevation, radiator and door to en suite / dressing room.

En-Suite

With a four piece suite comprising, low suite W.C. pedestal wash hand basin, sunken bath, low suite W.C. Vanity area and fitted units.

Bedroom Five

17'0" x 8'10" (5.18 x 2.69)

With windows to the front and side elevation, radiator and ceiling light.

Bathroom

16'5" x 8'6" (5.00 x 2.59)

A amazing space with contemporary fitting and a three piece suite comprising, concealed cistern W.C. and porcelain wash hand basin set in a long run of vanity unit with lots of storage. There is a step up to the remainder of the room where there is a large quadrant shower with a mains shower and water resistant paneled elevations, fitted wall units and base units with a vanity/dressing area. Heated towel rail, window to the rear and spot lights to the ceiling.

Outside

Approaching the front of the property there are immaculately presented landscaped terraced gardens which do stretch in to extra grounds to the left side. There is a vast amount of unique garden features on several levels. There is lots of parking and turning circle for easy in and out access. From here there is vehicular approach to the large detached garage.

Rear External

To the rear of the property there is a block paved area with access to low level storage sheds and the personal door to the large detached garage.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as



statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.











Additional Information

Local Authority – South Ribble Council

Council Tax – Band G

Viewings – By Appointment Only

Tenure – Freehold

Del Glen

Approximate Gross Internal Area = 379.9 sq m / 4089 sq ft
Garage / Storage = 69.6 sq m / 749 sq ft
Total = 449.5 sq m / 4838 sq ft

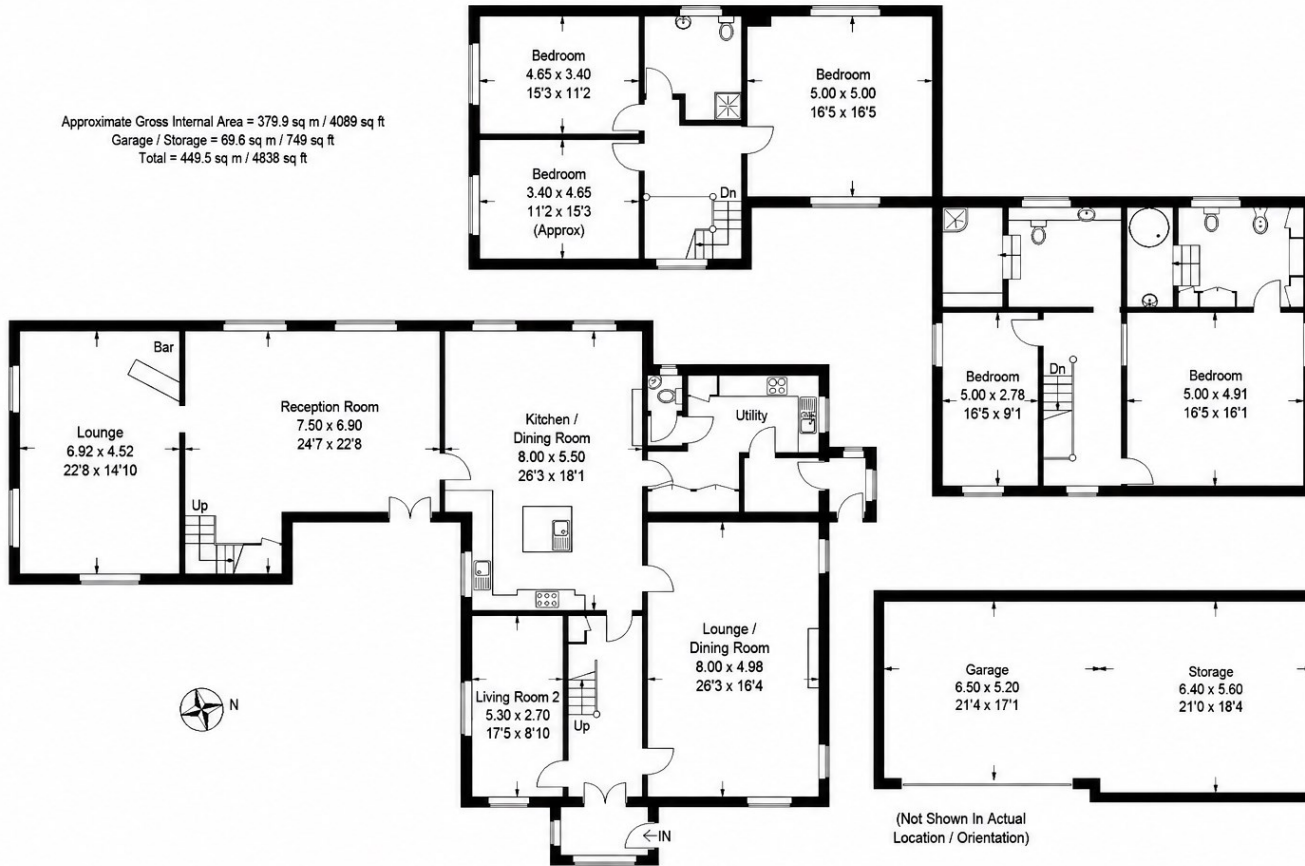
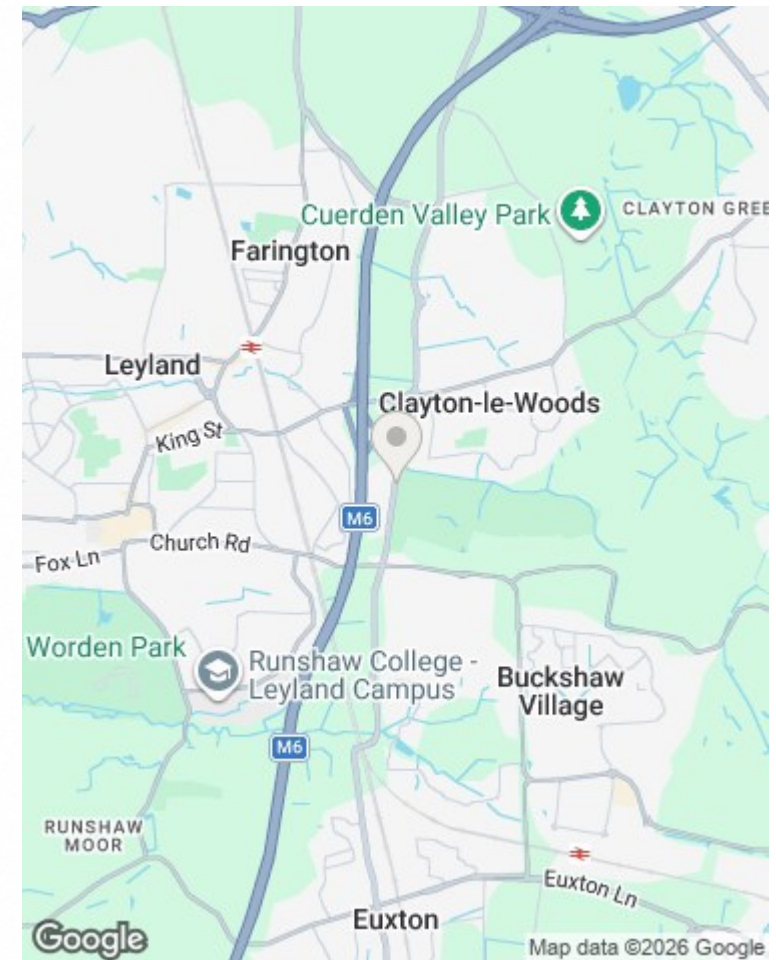


Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	