TO LET

62c, Fossdale Moss, Leyland, PR26 7AT

REGAN & HALLWORTH
The Professional Estate & Letting Agents



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This individually designed six bedroom home in gated development offers 3,000 SQ.FT. of living space.



- Exclusive SIX BED detached house
- Gated development
- Ample parking & double garage
- Available now
- High quality
- Large plot backing onto woodland
- 4 bathrooms / Dressing room to master
- 3241 SQ.FT. in total

Regan & Hallworth are thrilled to present this uniquely designed SIX BEDROOM detached house situated within a distinguished gated cul-de-sac development. The largest house on the development it also boasts a substantial plot that backs directly onto woodland.

Upon entering the house, you are greeted by a separate hallway that leads to a spacious WC, adorned with Spanish Porcelanosa designer tiles and finished with chrome edging strips. The hallway provides access to the Lounge/Dining area and the Kitchen/Family room. The Kitchen/Family room is a large, inviting space perfect for entertaining, with expansive Bi-fold doors that open up to the garden. The kitchen is equipped with elegant Quartz bevelled stone worktops and a variety of appliances. The room is well-lit with numerous ceiling spotlights and is fitted with ample electrical sockets. Additional features include cutlery trays, wine racks, and pull-out recycling bins. The house also comes with an integrated dishwasher, washing machine, and tumble dryer. The Lounge/Dining area is generously sized, providing ample room for a growing family. It's the perfect spot for family relaxation, with enough space for a large TV and sofa, while still offering a spacious dining area towards the back with French doors that open out to the garden.

The first floor houses four bedrooms, including the master bedroom. The master bedroom is exceptionally spacious, featuring a dressing area, a window overlooking the front aspect, and a three-piece ensuite bathroom fitted with Spanish Porcelanosa designer tiles. Bedroom two also comes with a three-piece ensuite bathroom fitted with Spanish Porcelanosa designer tiles. The family bathroom and bedrooms three & four are also located on the first floor. The second floor is home to bedrooms five and six, along with a shower room. These bedrooms are spacious and feature pleasant aspects to rear.

Externally, the property features a Tarmacadam surfaced driveway at the front, and a garden with a path leading to the front door. At the back, there is a patio area and a spacious lawn.



























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GROUND FLOOR
1338 sq.ft. (124.3 sq.m.) approx.

1ST FLOOR
1261 sq.ft. (117.1 sq.m.) approx.



2ND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



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TOTAL FLOOR AREA : 3241 sq.ft. (301.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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