



## THE AVONDALE LONGMEANYGATE

MIDGE HALL, LEYLAND, PR26 7TB

**£444,000**  
FREEHOLD

A stunning New Build Family home, built by quality builders, David Wilson. The Avondale is a detached family home, arranged over two floor, and offers, downstairs you'll find a spacious open plan kitchen/diner with a bay window. There is a handy utility room adjoining the kitchen with extra storage space. The triple aspect lounge has French doors leading to the garden.

Step upstairs and you'll find your main bedroom, with a dressing area and large en-suite. This floor also features three further double bedrooms and a large family bathroom. Set in lovely location this wonderful also has a long private driveway and a garage. Close to local schools, services and amenities as well as great motorway connectivity.

**MARIE HOLMES**

SALES | LETTINGS | MORTGAGES

# THE AVONDALE

- Detached Family Home in Great Location – Corner Plot – South West Facing Garden
- Detached Family Home in Great Location – South West Facing Garden
- Four Great Size Bedrooms
- En Suite, Main Bath & Downstairs Cloaks WC
- Lounge, Spacious Open Plan Kitchen & Dining Room TO Bay Window Study / Home Office
- Study / Home Office
- Garage With Long private driveway
- Utility room for added storage space
- Local Schools & Amenities
- Supermarkets, and main road Connection



## Ground Floor

Kitchen/Breakfast/Dining

Lounge

Study

Utility room

Cloakroom

First Floor

Bedroom One

En-suite

Bedroom Two


Bedroom Three

Bedroom Four

# THE AVONDALE





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

## EPC Rating: Council Tax Band: New Build

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

### Penwortham Office

36d Liverpool Road  
Penwortham  
Preston  
Lancashire  
PR1 0DQ

01772 750777

penwortham@marieholmes.co.uk  
www.marieholmes.co.uk

# MARIE HOLMES

SALES | LETTINGS | MORTGAGES