



## LONGMEANYGATE LONGMEANYGATE

MIDGE HALL, LEYLAND, PR26 7TB

**£390,000**  
FREEHOLD

The Hertford is a beautiful family home stylishly constructed by quality builders, David Wilson. This three storey home has plenty of space. The open plan kitchen/dining room benefits from a bay window to the front as well as feature French doors to the garden and a utility room. The dual aspect lounge boasts a bay window, and is a bright welcoming room. There is a downstairs WC. Family Bathroom and an en suite to the master. On the first floor is the main bedroom with en suite and dressing area. Across the landing is the second double bedroom and family bathroom. On the top floor are two further bedrooms with an additional shower room. There are gardens to the front and rear and a detached garage. Viewing is essential please call us now on 01772 750777.

**MARIE HOLMES**  
SALES | LETTINGS | MORTGAGES

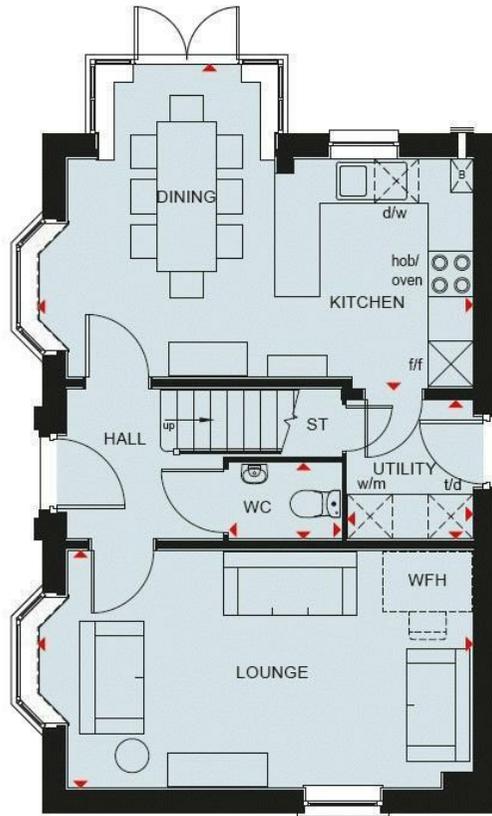
## LONGMEANYGATE

- Fabulous Detached Family Home Arranged Over Three Floors • New Build – David Wilson Homes • Excellent Accommodation • Four Bedrooms • Open plan kitchen/diner • Utility Room • Dual Aspect Lounge • Master Bedroom with Ensuite • Two Further Double Bedrooms • Single Bedroom or Study



# LONGMEANYGATE





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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