



THE HOLDEN LONGMEANYGATE

MIDGE HALL, LEYLAND, PR26 7TB

£455,000
FREEHOLD

A beautiful family home set perfectly on the edge of this most sought after development, built by quality builders David Wilson with the benefit of overlooking open green space to the front. On entering this stunning property you find a spacious bay-fronted lounge, an ideal place to relax. Also to the front is a study room. At the rear of the home is an open-plan kitchen diner with family area that opens onto the garden through French doors. There is an adjoining utility room with access to the rear south east facing garden. To the first floor are four double bedrooms, including the main with an en suite shower room. A family bathroom with a separate shower, ground floor cloaks WC, There is a long private driveway and a detached garage. Close to local schools, services and amenities, as well as supermarkets. Excellent motorway connectivity. Please call us now to arrange a viewing on 01772 750777

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- Beautiful Detached New Build Family Home
- Overlooking green space
- Being Set on edge of this sought after development
- Four Double Bedrooms
- Three Bathrooms
- Long private driveway & Garage
- Cul de sac location
- Open-plan kitchen with family/dining areas and French doors
- Utility Room
- 2 Year Builders Warranty



Kitchen/Family/Dining

Lounge

Study

Utility room

Cloakroom

First Floor

Bedroom One

En-suite

Bedroom Two

Bedroom Three

Bedroom Four

THE HOLDEN





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

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