

REDPATH LEACH

ESTATE AGENTS

DERWENT CLOSE, FARINGTON

FEATURES

- Four Bed Semi-Detached Property
- Peaceful Cul-De-Sac Location
- Beautifully Presented Throughout
- Circa 1,097 Square Feet in Total
- Beautifully Appointed Kitchen/Diner
- Two Bath/Shower Rooms
- Generous Corner Plot & Driveway

O/O £265,000










WELCOME

























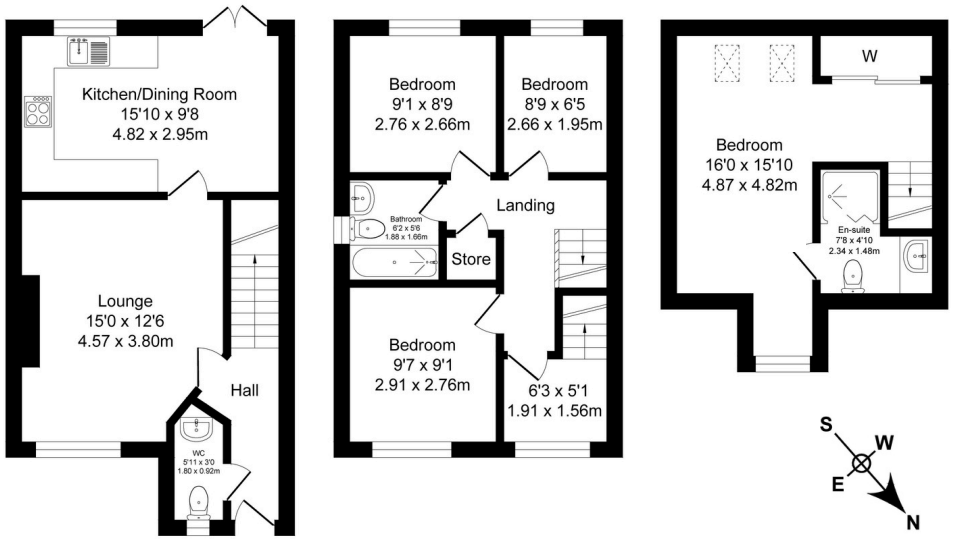



FOR SALE



Total Approx. Floor Area 1097 Sq.ft. (101.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

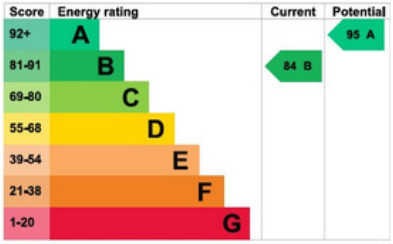
Approx. Floor
Area 432 Sq.Ft
(40.1 Sq.M.)

First Floor

Approx. Floor
Area 399 Sq.Ft
(37.1 Sq.M.)

Second Floor

Approx. Floor
Area 266 Sq.Ft
(24.7 Sq.M.)



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This beautifully presented four bed semi-detached property enjoys an enviable position within a peaceful cul-de-sac on this popular modern development, not only occupying a fabulous corner plot, but also enjoying a delightful open outlook to the front elevation, lying adjacent to leafy green areas which provide ample opportunity for the youngest members of the family to burn off their energy. However, this home's family credentials merely begin there, with all the modern appointments the growing brood could require found within its immaculate accommodation. From the desirable open plan eat-in kitchen and additional bathroom to the particularly sizeable rear garden, all the boxes are ticked here for a home in which to raise little ones, whilst there is the added reassurance of several years remaining on the NHBC warranty.

The location is every bit as family-friendly, with convenience being a particular point of note, being within walking distance of the bustling town centre of Leyland, with its abundance of local shops and amenities. Excellent schooling at all levels is close at hand, which is always an important consideration with any home of this type, as are swift transport links via rail and road, which will be sure to score highly with those with a commute to consider.

Having owned the property since its initial construction, our clients have gone to great lengths to fastidiously maintain and improve the accommodation from its original specification, adding character and charm to its blank canvas to create a home which simply brims with personality and cannot fail to captivate. The accommodation is arranged over three inviting levels to offer as much space as possible, with a thoughtfully laid-out floorplan which extends to in excess of 1,095 square feet of living space in total: entering via the welcoming entrance hallway with its staircase to the upper levels and ever useful off-lying two piece cloakroom/WC, before proceeding through into the fabulous 15' lounge. The sumptuous, moody atmosphere sets the perfect tone for those cosy evenings with a film and a takeaway, whilst the wonderful addition of the media wall is right on trend, complete with an inset log-effect feature fireplace to complete that warm and inviting ambience. The adjoining 15' kitchen/diner provides that wonderfully sociable environment when one has the urge to entertain, with guests able to step out of the uPVC double glazed French doors to enjoy an after-dinner glass of something sparkling in the evening sunshine afforded by the southerly aspect. Fitted with an extensive range of sleek high-gloss wall and base units in grey with contrasting laminated work surfaces, the kitchen is very well equipped with a host of integrated appliances, including high-level electric oven, five ring gas hob with overhead extractor canopy, microwave, fridge/freezer and wine cooler, whilst the addition of the Oak flooring and brick slip splashbacks add a lovely rustic quality.

To the first floor, one will discover three of the bedrooms, all of which are bright and appealing, as well as the main bathroom, which is fitted with a three-piece suite in classic white, comprising of WC, wall-mounted wash hand basin and panelled bath with overhead shower. A useful antispace could be an ideal spot in which to position a desk, should one require a space in which to work from home, whilst in turn providing access to the second floor, which is reserved for the adults. This relaxing 16' bedroom retreat is reminiscent of a trendy boutique hotel, boasting a lovely dual aspect and a private three piece en-suite shower room. Plenty of storage is provided by the built-in wardrobes, as well as within the eaves space.

Externally, there are lawned gardens to the front, side and rear, being mainly laid to lawn, with the rear being enclosed and of a particularly good size, which is always a bonus on a modern development. Off-road parking facilities for a number of vehicles are provided on the lengthy driveway.

We would highly recommend an early inspection to appreciate all that this beautiful home has to offer.

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