



EPC: D

Leyland Lane, Leyland, Lancashire

Offers Over: £350,000



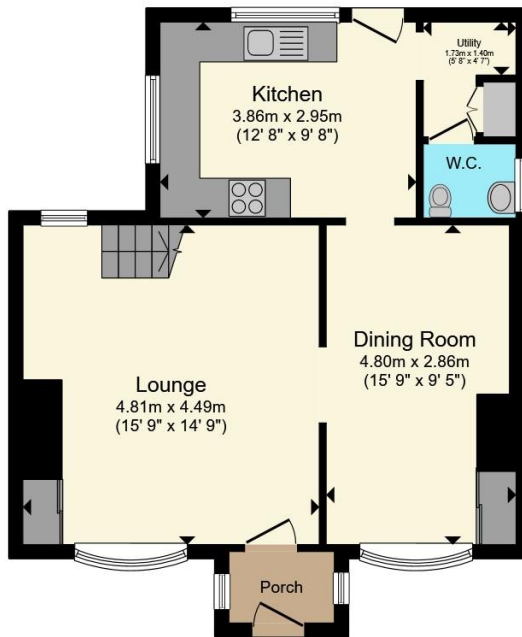






Dating back to 1840s is this delightful four bedroom extended cottage that is positioned on a generous size plot and retains much charm and character. The cottage is conveniently located on the outskirts of Leyland with easy access to motorway networks, local amenities and sought after schools. An inviting porch, two fabulous reception rooms with both oozing character and each benefitting from a wood burning stove, stylish fitted kitchen overlooking the rear garden, utility room, downstairs WC, four well presented bedrooms to the first floor and a spacious family bathroom. To the outside there are gardens to front, side and rear, a large driveway provides ample parking for several vehicles and leads to a detached single garage. A viewing is highly recommended to appreciate this lovely cottage.

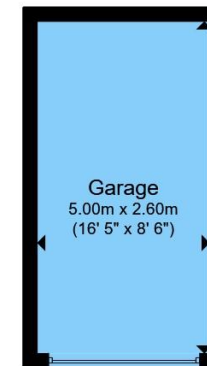




Ground Floor



First Floor



Garage

Total floor area 119.0 m² (1,281 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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