



EPC: B

Cypress Close, Leyland, Lancashire

Offers Over: £400,000





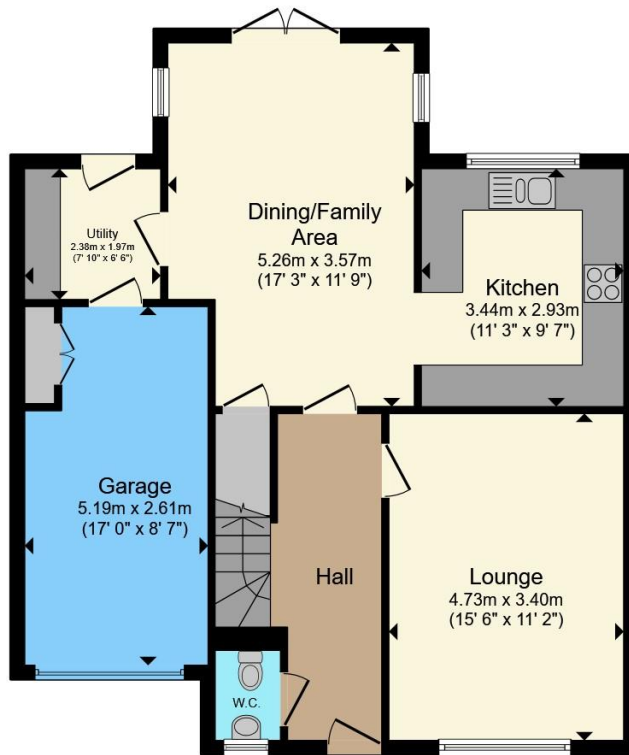




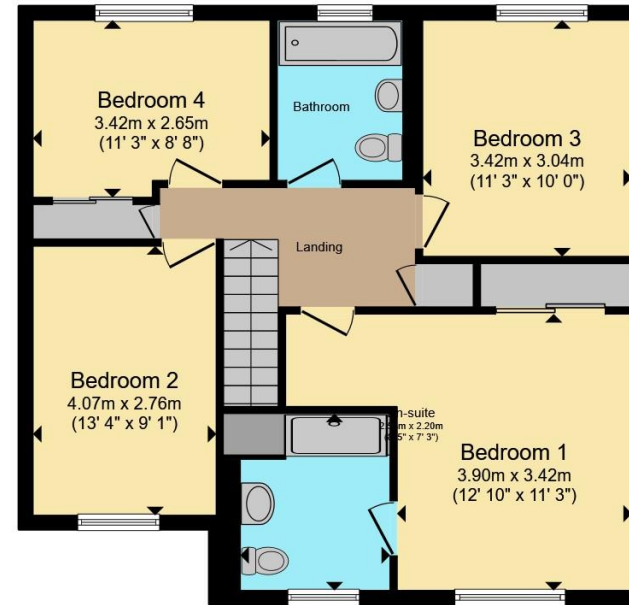
A fabulous modern four bedroom detached family home superbly presented throughout and perfectly positioned on the much popular 'Flowers Estate'. The property benefits from a lovely view to the front overlooking the green and a generous size sunny rear garden. The accommodation comprises of an inviting hallway, downstairs WC, lounge with feature bay window, an impressive open plan kitchen diner and family space, utility room, four generous size bedrooms including a beautiful master with an en-suite shower room. Continuing on the first floor is a modern family bathroom. To the outside the front garden is mainly laid to lawn with a double width driveway leading to an integral single garage. The rear and side garden is mainly laid to lawn and offers the perfect space to relax or entertain. A viewing is essential to appreciate all what this beautiful home has to offer.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.





Ground Floor



First Floor

Total floor area 143.7 m² (1,547 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: **E**

Tenure: **Freehold**

Service Charge: **£13.25 per month**

Viewing by appointment

T: 01772 433868

E: leyland@entwistlegreen.co.uk

17 Hough Lane, Leyland, Lancashire, PR25 2SB

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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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