



GROUND FLOOR	MM	FEET
Family / Dining	5415x4590	17'9" x 15'0"
Lounge	5434 (into bay) x 3390	17'9" x 11'1"
Kitchen	3974x3152	12'0" x 10'4"
Utility	2149 x 1787	7'0" x 5'10"
WC	1787x915	5'10" x 3'0"



Moss Lane, Farington Moss, Leyland

£435,000

PART EXCHANGE CONSIDERED - Plot 4 THE WINCHESTER - £435,000 – 5 BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE 1830 sq ft, many extras included!

BUILDINGWORK COMPLETE- COME AND TAKE A LOOK!- READY TO GO FROM JUNE 2021!

The Blossoms enjoys easy access to a wide range of everyday amenities in the centre of Leyland, including an excellent choice of supermarkets and a variety of eateries, from cafes and bistros to stylish restaurants. The town has been home to a thriving market since the 18th century and offers an abundance of mature woodland, playing fields and attractions at historic Worden Park. Leyland is also located within 20 minutes' drive of the centre of Preston, one of Lancashire's top shopping destinations.


If you need to escape for some tranquillity, take a stroll around the picturesque Winckley Square Garden or Avenham and Miller Parks, followed by a drink at the Pavilion café which overlooks the River Ribble. The city's Harris Museum, Art Gallery & Library is a treasure trove of fine art, costume and textiles, ceramics and glass and history, all housed in a stunning Grade I listed building. If you prefer to take in the splendour of the countryside, Leyland is located a short drive from the Ribble Valley. This area of outstanding natural beauty is well-known for its scenic countryside, delicious food and famous landmarks.


Plot 4 is our Winchester Home- This outstanding design displays luxurious touches at every turn. There is substantial open plan space within a large, airy dining kitchen whilst the attractive lounge features an elegant bay window. The second bedroom provides comfort for overnight guests with one of two ensuite bathrooms included to the property.

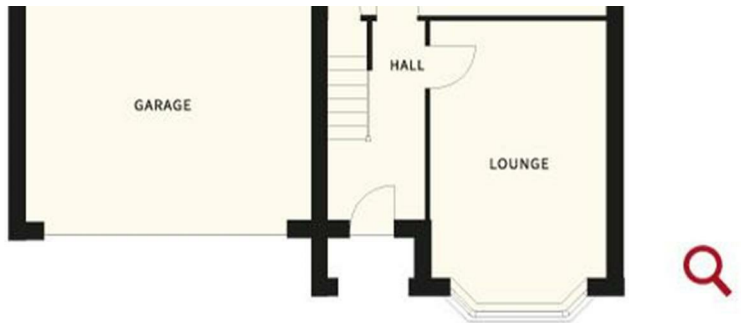
The room dimensions of all our properties can be found on the floorplan



We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR **MM** **FEET**
Family / Dining 5415x4590 17'9" x 15'0"

FIRST FLOOR **MM** **FEET**
Bedroom 1 5415 x 3826 17'9" x 12'6"

