



- **A vacant six bed detached cottage. Double glazing and central heating. Front, side and rear gardens and garage. Two storey annexe included.**

Description A detached cottage style residence incorporating six bedrooms plus a two storey annexe, benefiting from double glazing, central heating, front, side and rear gardens and garage.

Situated Just off Mill Lane within the popular modern Farrington Moss residential development. Mill Lane is off Croston Road to the north west of Leyland town centre and convenient for access to the M6, M65 and M61 motorways and within close proximity to all local amenities.

Lower Ground Floor

Living room, Sitting Room, Utility Room, WC, two Store rooms.

Ground Floor Hall, Living room, Dining room, Kitchen.

First Floor Three double bedrooms, three single bedrooms, Bathroom, Separate WC

Annexe

Basement Store room

Ground Floor Hall, WC, Living room

First Floor Two Rooms, Shower room/WC

Outside Gradients to the front, side and rear with flagged patio and garage/ outbuilding.

Note The receivers are acting as agents on behalf of the borrower and shall have no personal liability under or in connection with any document/information herein enclosed nor in relation to any related matter or claim however, whenever and wherever arising.



Not to scale. For identification purposes only