



**47 Mill Street, Leyland, PR25 4QJ**

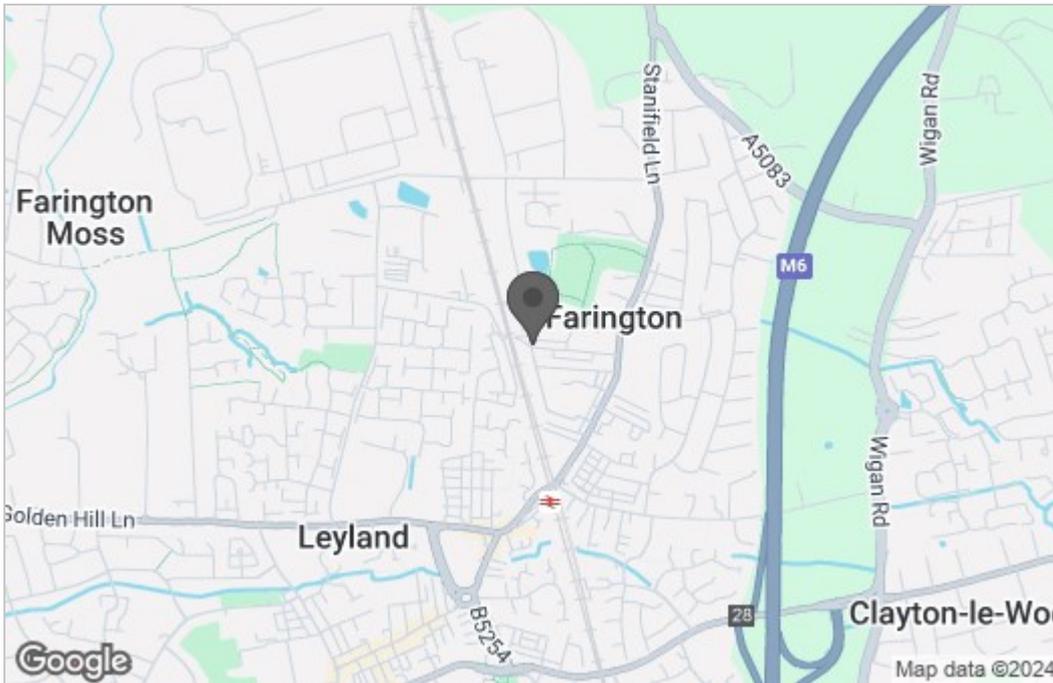
**£725**

Available from 10th September. This is a lovely 3-bedroom cottage set in the popular location of Farrington. Featuring a large lounge to the front leading through to the kitchen and dining area at the rear. This property is in immaculate condition.

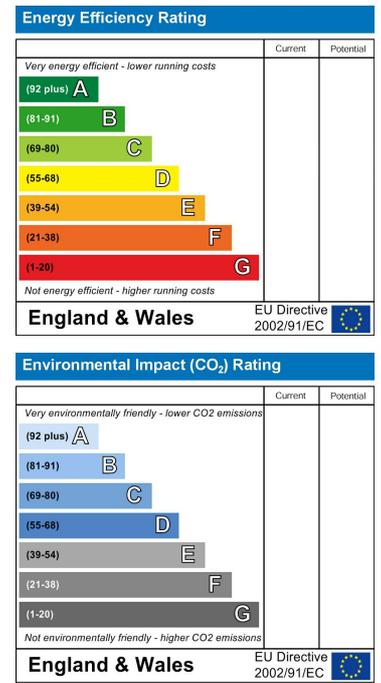
The house is set in a quiet location, away from the main road. The house had a complete refurbishment 12 months ago, including new carpets, new kitchen, and bathroom as well as complete redecoration. Upstairs there are 3 bedrooms and a 3-piece bathroom. The rear features a hard standing yard area with access to the rear. This will not be available for long, please get in touch ASAP to arrange a viewing.

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.