



16 Butlers Farm Court, Leyland, PR25 1LF

## Offers In The Region Of

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Welcome to this well-presented two-bedroom first-floor apartment located in the perfectly-placed Butlers Farm Court, Leyland. This apartment is situated in a peaceful setting, yet it remains conveniently close to local amenities and transport links, making it an ideal choice for those who appreciate both tranquillity and accessibility.

Upon entering, you will find a highly spacious living room and dining area, perfect for entertaining guests or enjoying quiet evenings at home. The open-plan kitchen seamlessly integrates with the living space, providing a contemporary feel and making it easy to engage with family and friends while cooking.

The apartment features a generous double bedroom, which benefits from an en suite shower room, offering both privacy and convenience. The second bedroom is a versatile single room that could serve as a walk-in wardrobe or a home office, catering to your personal needs. Additionally, a well-appointed family bathroom completes the accommodation, ensuring ample facilities for all residents. An allocated parking space is also provided for this property providing peace of mind for any new owner.

This property is an excellent opportunity for first-time buyers or investors seeking a modern living space; while combining comfort, style, and practicality. Don't miss the chance to view this delightful property. EPC Rating B, Council Tax Band A, Leasehold (please ask agent for more details).

\*Please note measurements for the property are located within the floorplan\*.

























## Road Map



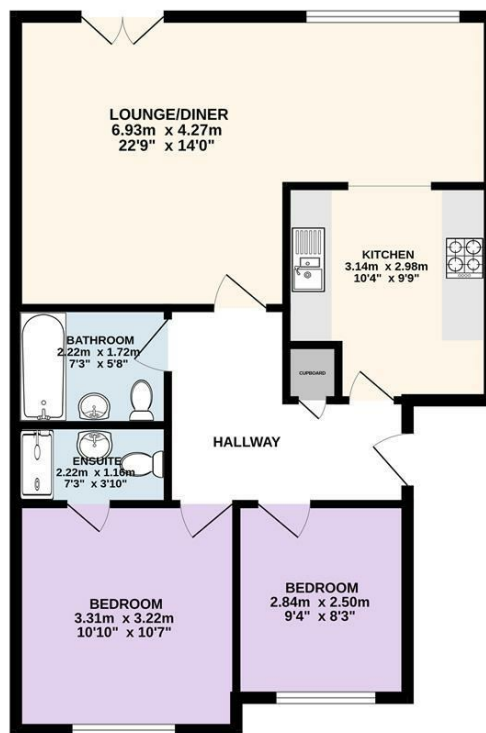
## Hybrid Map



## Terrain Map



FIRST FLOOR  
65.4 sq.m. (704 sq.ft.) approx.



TOTAL FLOOR AREA : 65.4 sq.m. (704 sq.ft.) approx.  
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

### **Misdescriptions Act**

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