

4 Stoney Holt, Leyland

Offers Over **£250,000**

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4 Stoney Holt

Leyland

Three-bedroom detached home in Clayton-Le-Woods. In need of refurbishment. Spacious living, conservatory, gardens, driveway. Close to schools and amenities. Freehold. Council tax band C.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- In The Desirable Clayton-Le-Woods
- 3 Bedroom Detached Property with Front and Rear Gardens
- Ready for Refurbishment and Personal Touch
- Spacious Open Plan Living/Dining
- Extended Conservatory with Evening Sunlight
- Attached Single Garage, ideal for Storage or possible Conversion Potential
- Two Double Bedrooms with a WC to Rear Bedroom
- Versatile Single Bedroom
- Three Piece Bathroom Suite
- Driveway to Front Fit for Multiple Cars


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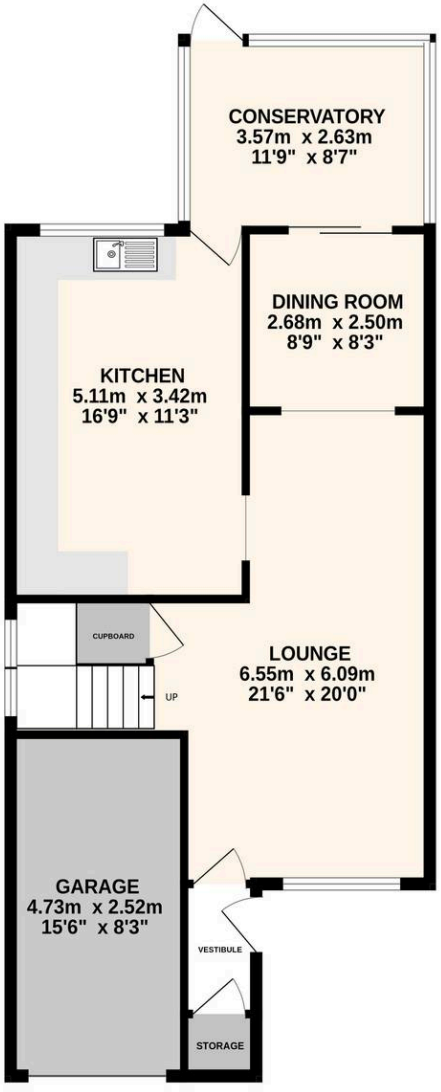
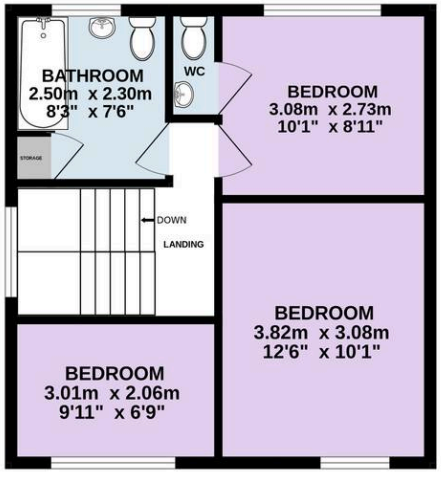
GROUND FLOOR
74.0 sq.m. (797 sq.ft.) approx.

1ST FLOOR
39.9 sq.m. (430 sq.ft.) approx.





TOTAL FLOOR AREA : 113.9 sq.m. (1227 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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