



**Ulnes Walton Lane  
Leyland  
Lancashire  
PR26 8LT**

**Offers in Excess of £735,000**

**bettermove**

# Ulnes Walton Lane Leyland

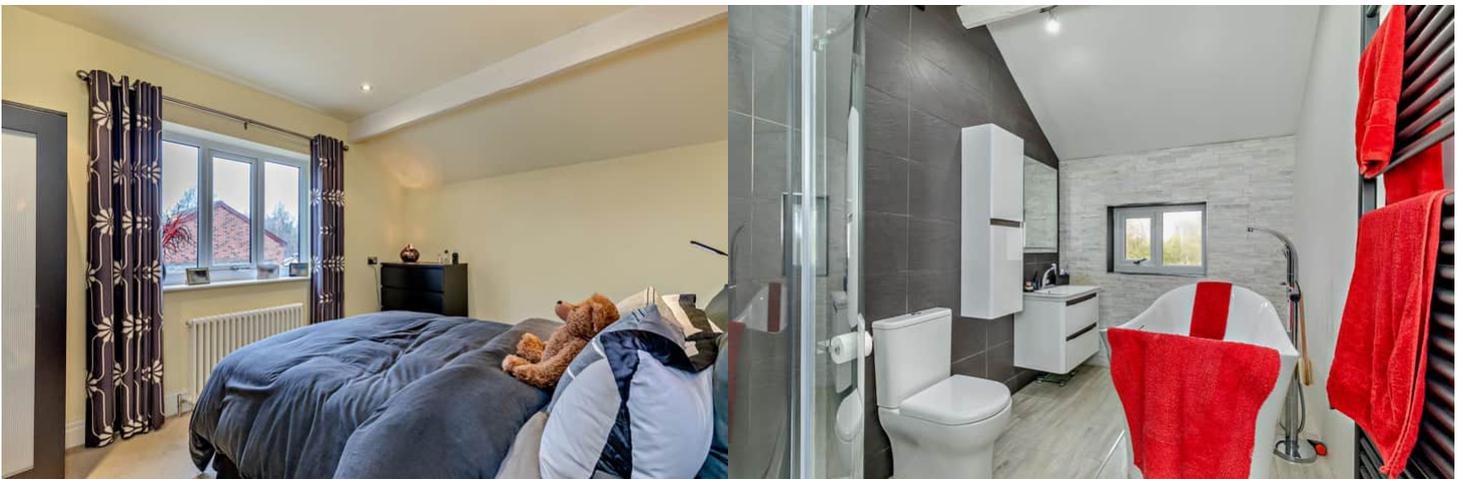
Bettermove are proud to present this 4 bedroom detached house in the sought after area of Leyland.

The house sits in a generous plot of approximately 2 acres, the property benefits from double glazing, oil fired central heating throughout and has off street parking available for multiple cars. The council tax band is E.

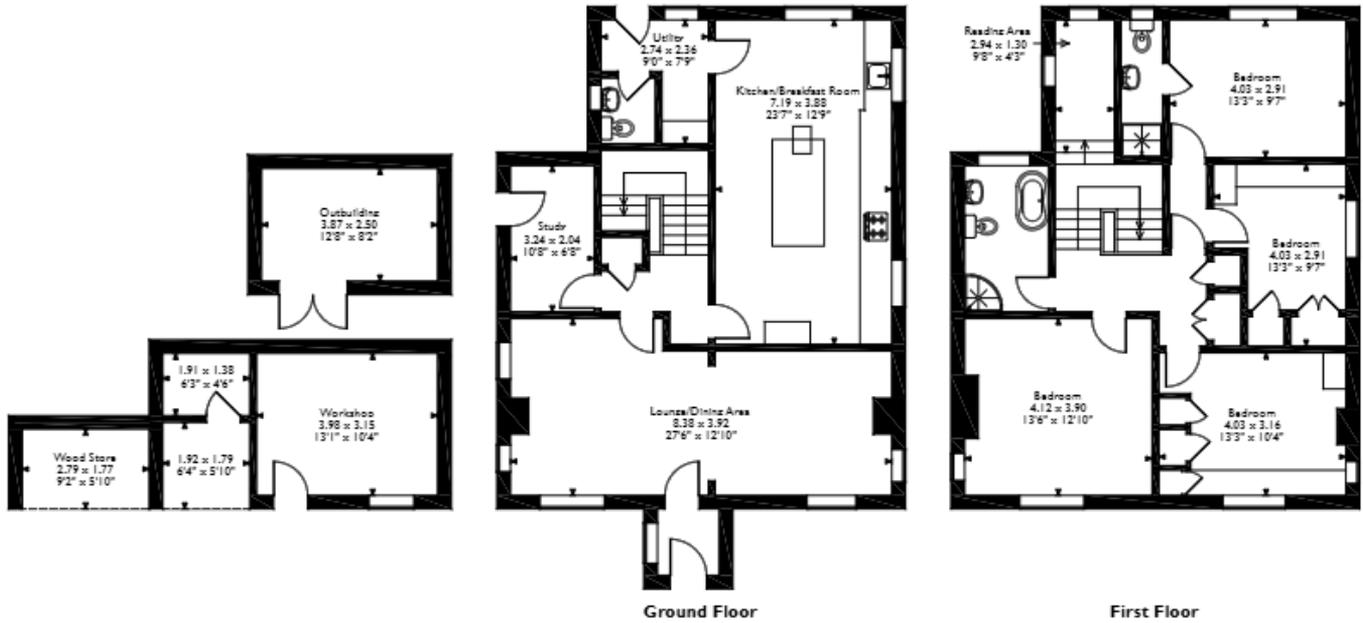
The interior of this beautifully presented property comprises a spacious living room, dining room, study, utility room, w/c and fitted kitchen diner on the ground floor. The first floor consists of 4 bedrooms, an en-suite, reading area and the family bathroom. The exterior boasts a generous plot with multiple outbuildings, large mature garden and a outdoor dining area ideal for the summer months. There is an adjoining field which also has a separate field gate onto the road if needed, ideal for livestock or ponies.

Located in Ulnes Walton, near to the popular villages of Croston and Eccleston , the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M6, A581 and Croston train station.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Bullens Farm, Ulmes Walton Lane, Leyland, Lancashire  
 Approximate Gross Internal Area  
 Main House = 166 Sq M/1787 Sq Ft  
 Outbuildings = 35 Sq M/377 Sq Ft  
 Total = 201 Sq M/2164 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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