

GUILDHALL

SALES & LETTINGS



162 Longmeanygate

Midge Hall, Leyland, PR26 6TD

£280,000



Nestled in the charming village of Midge Hall, this two bedroom cottage home is being proudly welcomed to the market. Set on a generous 1/4-acre plot, the property offers endless possibilities and includes the added advantage of a detached workshop and garage for ample storage.

Upon entering, you are welcomed by a kitchen that provides access to the first reception room and a convenient downstairs WC. From the first reception room, you are led into the second reception room, which flows seamlessly into the third reception room. From here, you'll find access to the family bathroom and the conservatory. Upstairs, the first floor features two spacious double bedrooms.

Externally, the property offers ample parking for multiple vehicles, along with a workshop, a garage, and an expansive plot of land.



Ground Floor

- Kitchen 13'2" x 9'2" (4.03 x 2.8)
- Downstairs WC 7'8" x 3'2" (2.35 x 0.97)
- Reception Room One 13'2" x 9'6" (4.03 x 2.9)
- Reception Room Two 13'5" x 13'4" (4.11 x 4.07)
- Reception Room Three 19'9" x 13'6" (6.04 x 4.14)
- Conservatory 10'0" x 5'9" (3.07 x 1.76)
- Bathroom 9'8" x 7'1" (2.95 x 2.16)

First Floor

- Bedroom One 12'11" x 11'8" (3.94 x 3.58)
- Bedroom Two 10'6" x 8'11" (3.21 x 2.74)

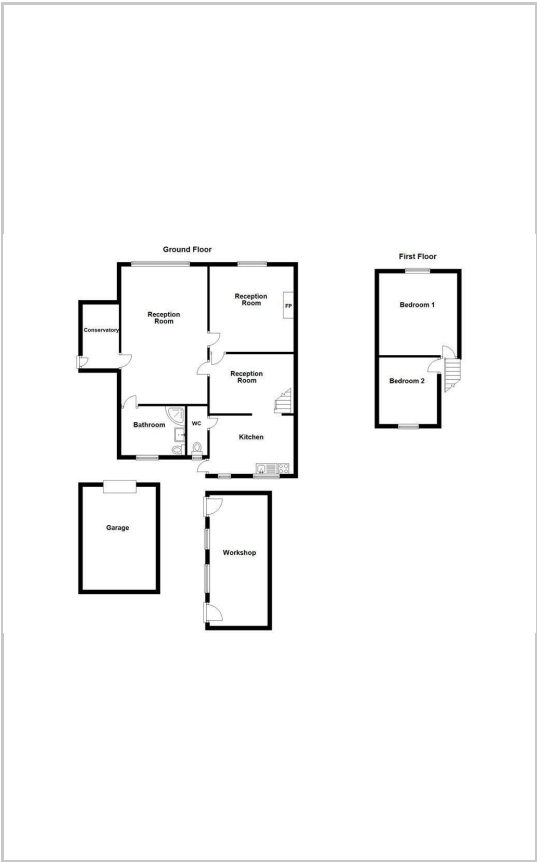
External

- Workshop 20'7" x 9'1" (6.29 x 2.79)
- Detached Garage 16'2" x 11'6" (4.95 x 3.52)

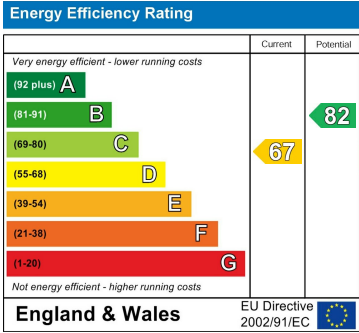
Area Map



Floor Plans



Energy Efficiency Graph



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