



Fossdale Moss
Leyland

- **3 Bedroom Detached Home**
- **Quiet Cul De Sac**
- **Fantastic Extended Open Plan Family Dining Kitchen and Conservatory**
- **Modern Fitted kitchen**

For Sale £285,000
EPC Rating 'TBC'





Property Description

Stylish 3-Bedroom Detached Home in a Quiet Cul-De-Sac with Stunning Open-Plan Living

This beautifully presented three-bedroom detached property is set on a generous corner plot, offering an impressive blend of indoor and outdoor living in a peaceful cul-de-sac location. Perfect for modern family life, the home features a thoughtfully extended, open-plan kitchen, dining, and living space, ideal for both everyday living and entertaining.

Upon entering the property, you're welcomed by a bright entrance hall leading to a spacious front living room, which flows effortlessly through double doors into the heart of the home—a spectacular open-plan family kitchen and dining area. The kitchen is well-equipped with an electric oven, gas hob, fridge, freezer, and washing machine, and is finished with a charming barn-style door that opens directly into the garden. The dining area seamlessly connects to a conservatory, offering beautiful views of the sunny, wrap-around garden and flooding the space with



natural light.

Upstairs, you'll find three generously sized bedrooms, including a stylish primary suite complete with its own modern en-suite shower room. The remaining two bedrooms are served by a contemporary family shower room.

Externally, the property boasts a beautifully maintained wrap-around garden with patios and entertaining areas - ideal for relaxing or entertaining. Currently used as a gym, the garage offers flexible additional space to suit your needs. A private driveway provides ample off-road parking.



LOCAL INFORMATION LEYLAND is a town in South Ribble, Lancashire. Six miles (10 km) south of Preston. Leyland is made up by six different areas, the town centre itself counts as the main retail side, with the railway station, library and shops nearby. The other areas include Broadfield, Moss Side, Worden Park, Turpin Green and the Wade Hall estate. The town is famous primarily for the bus and truck manufacturer Leyland Motors. Within easy reach of the local amenities and highly regarded local primary and secondary schools, as well as colleges - whilst being particularly well-placed for transport and commuter links with M6 nearby.



ENTRANCE HALL

LIVING ROOM 13' 8" x 12' 11" (4.17m x 3.94m)

FAMILY DINING KITCHEN 9' 7" x 19' 6" (2.92m x 5.94m)

CONSERVATORY 13' 9" x 17' 7" (4.19m x 5.36m)

UPSTAIRS

BEDROOM ONE 12' 4" x 10' 6" (3.76m x 3.2m)

ENSUITE

BEDROOM TWO 9' 4" x 12' 5" (2.84m x 3.78m)

BEDROOM THREE 9' 9" x 6' 11" (2.97m x 2.11m)

SHOWER ROOM 5' 7" x 6' 11" (1.7m x 2.11m)

OUTSIDE

CONVERTED GARAGE 8' 4" x 16' 7" (2.54m x 5.05m)



Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer



and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

119.93 m²
1290.91 ft²

Reduced headroom

0.75 m²
8.09 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

36e Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

www.roberts-estates.co.uk
info@roberts-estates.co.uk
01772 746 100

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements