



TOTAL FLOOR AREA : 1594 sq.ft. (148.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Wheatfield, Leyland Offers Over £280,000

Ben Rose Estate Agents are pleased to present to the market this spacious four bedroom detached property located on an enviable plot within a quiet and highly sought-after residential area of Leyland. This ideal family home is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) whilst still enjoying the delights of the stunning Lancashire countryside and benefiting from good schools, nurseries and local amenities.

Internally, the property briefly comprises of a welcoming reception hall leading through to the spacious lounge that features a traditional-style fireplace and large front-facing window letting ample light into the property. It is also set in an open-plan layout with the family dining room and has rear access to the garden via the patio doors. You will also find the convenient downstairs WC and office, perfect for those working from home. Further along the hall you'll find the modern kitchen with wood-effect worktops and ample wall and under unit storage, a breakfast bar and room for other freestanding appliances. From here you can access the convenient utility area and have rear access to the garage.

Moving upstairs, you'll find four spacious double bedrooms with the master and bedroom two benefiting from fitted wardrobes. You'll also find the all-white, four piece family bathroom on this floor with separate bathtub and walk-in shower.

Externally, to the front of the property is an extensive driveway for multiple vehicles leading up to the single integrated garage. To the rear is a generous well planted and secluded garden area with a large laid lawn and patio area for outdoor furniture, as well as space for potted plants/shrubberies. The garden also benefits from excellent privacy throughout.

The room dimension of the property can be found on our floorplan.

Property to sell?
 If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.



We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		72	82
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

