



Whernside Way, Leyland

Offers Over £250,000

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom detached property located in the highly sought-after area of Leyland. This residence serves as an ideal family home, providing ample space throughout. Conveniently situated, the property is only a two-minute drive from Leyland town centre and is surrounded by excellent local schools, supermarkets, and amenities. Exceptional travel links are available via the nearby Leyland train station, as well as the M6 and M61 motorways. Early viewing is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises a welcoming entrance hall leading to the lounge and stairs to the upper level. The lounge is generously sized and seamlessly connects to the modern kitchen/diner. The newly fitted kitchen/diner boasts sleek wall and base units with complementary worktops, providing space for freestanding appliances and a large family dining table. The property has been extended to encompass a beautiful family room at the rear, providing access to the garden. Additionally, the extension incorporates a convenient utility room, shower room with underfloor heating and an office.

Moving upstairs, you will find three generously sized bedrooms, with the master bedroom benefiting from integrated storage. Additional storage is available on the landing. The first floor is completed by a four-piece family bathroom.

Externally, the front of the property features a well-maintained paved driveway with parking space for multiple vehicles. A further enclosed driveway at the side, partly covered, leads to the detached garage at the rear of the property. The rear presents a generously sized flagged garden with a raised border, offering ample space for outdoor furniture. The property also greatly benefits from having a fully installed air conditioning system in the extension and family room.







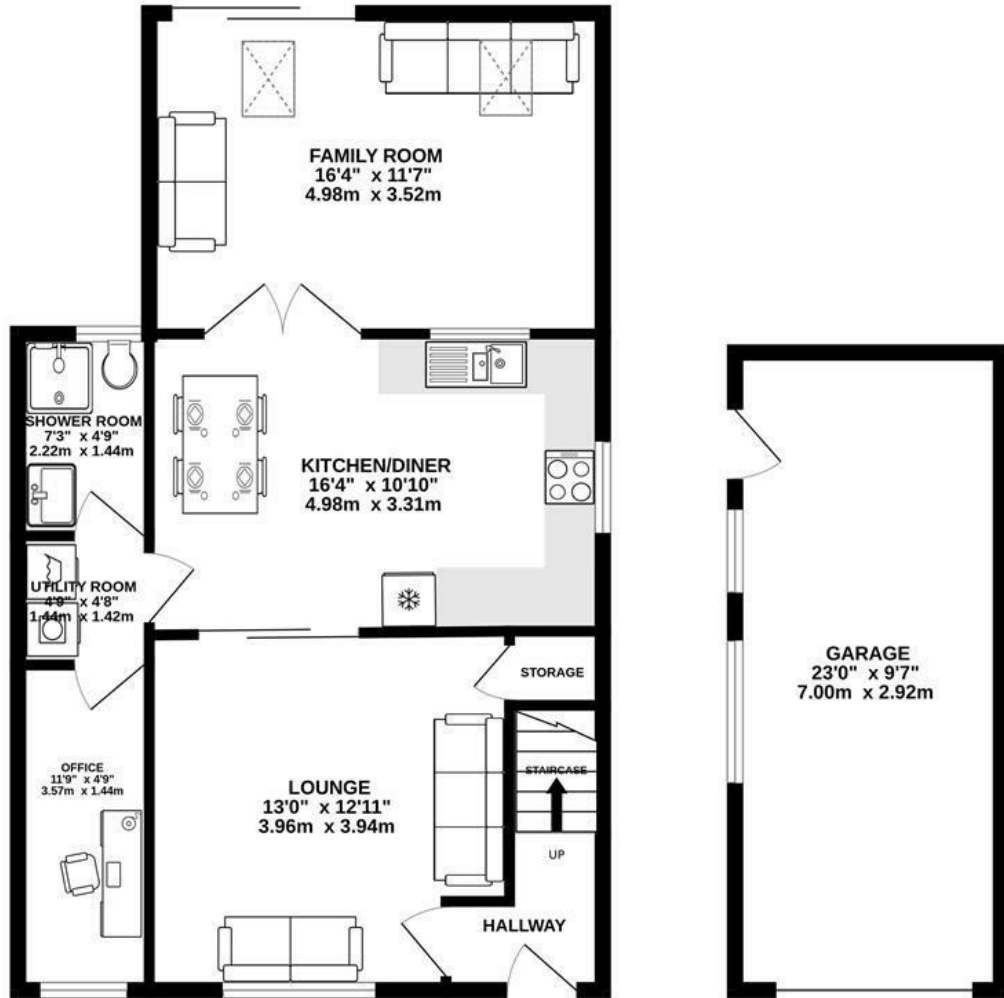




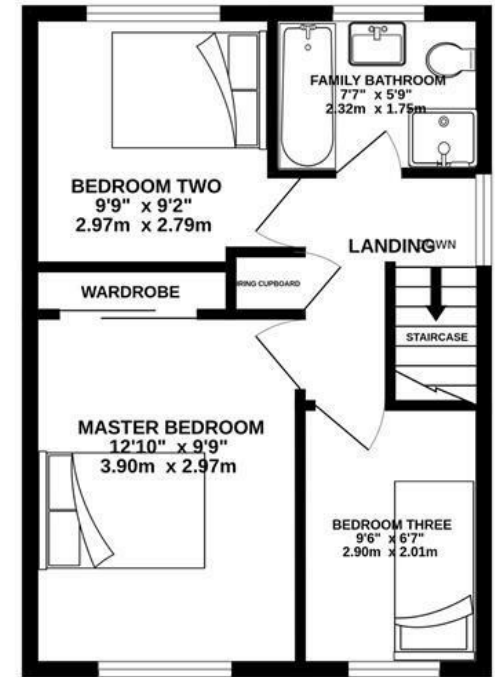


BEN ROSE

GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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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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		71	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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			
England & Wales	EU Directive 2002/91/EC		

