



Wentwood Crescent, Leyland

Offers Over £270,000

Ben Rose Estate Agents are delighted to present to the market this beautifully presented, three bedroom, semi detached property on a quiet residential estate in Leyland. The development is in a highly sought after area, offering a host of shops and amenities, as well as being perfectly positioned for access to the M6, M61 and M65 motorways. The nearby train station is similarly convenient for those who wish to commute via rail. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall where you'll find access to the downstairs WC and a convenient under stair storage area. The hall then leads into the stylish lounge offering a large south facing window allowing for ample light.

Towards the rear of the property and located at the end of the hall is a spacious open-plan, modern kitchen/diner with integral appliances such as a fridge/freezer, hob/oven and a dishwasher. This bright and airy space also has enough room for a large family dining table as well as patio door access to the garden - perfect for modern family living. A good sized storage cupboard can also be found here.

Moving upstairs, you'll find three double bedrooms with the master bedroom also benefitting from a three piece ensuite shower room and fitted wardrobe. Also on this floor is a three piece family bathroom with bath an over the bath shower and conveniently located airing cupboard.

Externally, to the front of the property is a tarmac driveway for 2/3 vehicles off road. To the rear is a beautifully landscaped garden compromising of both lawned and paved areas and lined with tall fencing. There is also an ample amount of sunlight captured throughout the day.







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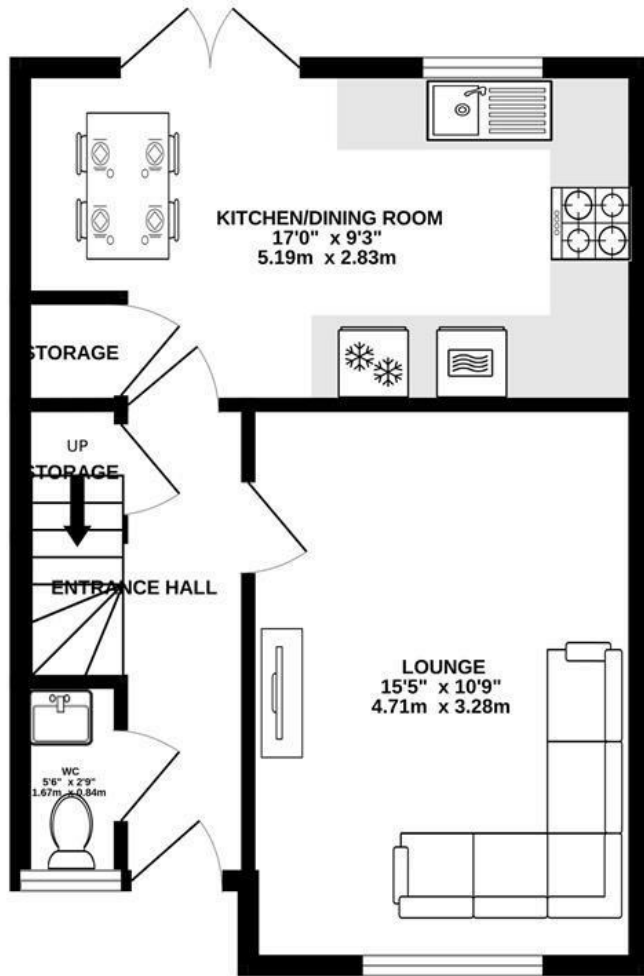




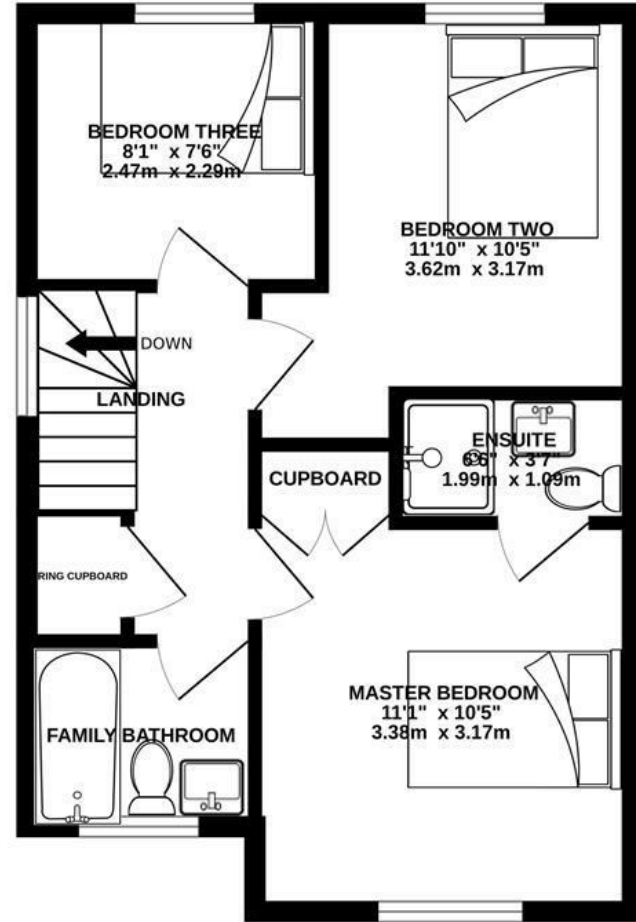




GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



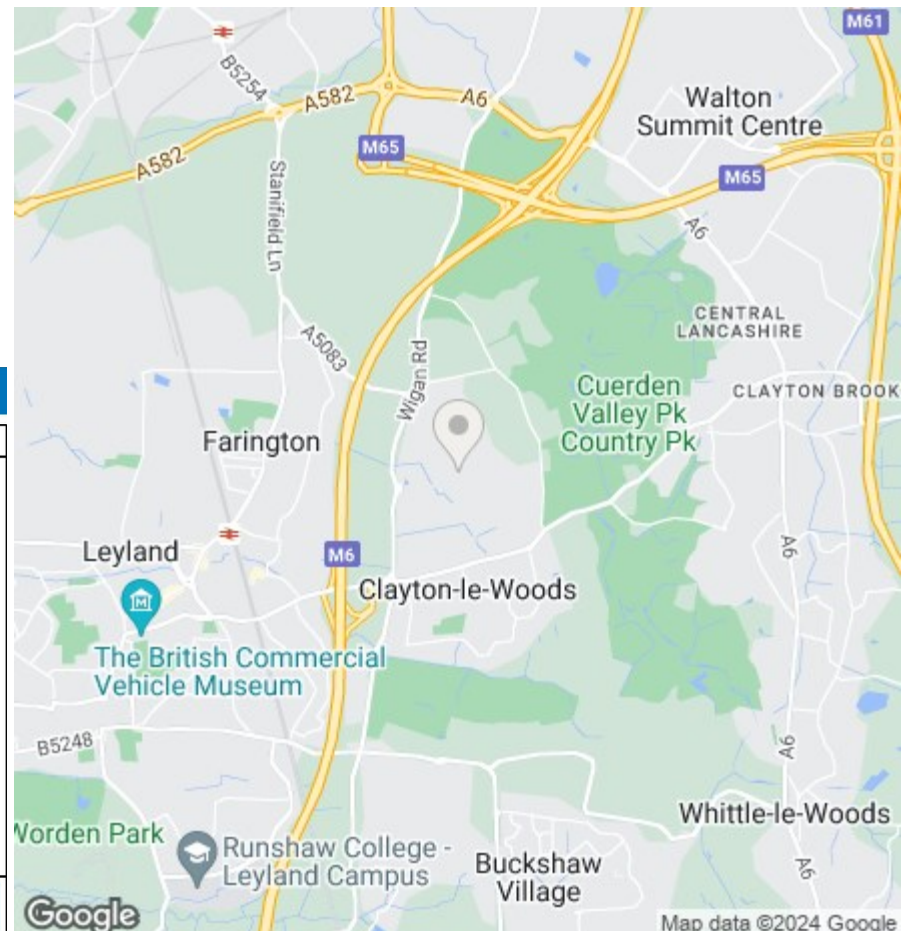
1ST FLOOR
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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	84	86
(69-80) C		
(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 (CO₂) 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	