



## The Pines, Leyland

**Offers In The Region Of £320,000**

Ben Rose Estate Agents are delighted to bring to market this beautifully presented, four bedroom, detached property sitting on a brilliant corner plot in a sought after residential area of Leyland. This would be an ideal family home offering plenty of space inside and out. The home is situated only a short drive into Leyland town centre and the award winning Worden Park. There are also fantastic travel links via the nearby Leyland train station and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall, from which most rooms are accessible. The spacious lounge is located just off here and features a charming fireplace with dual burner log fire, bay fronted window and sliding doors that lead out to the rear patio. Back through the hall, you'll enter into the stunning, open plan kitchen/diner - designed to the highest standard. The kitchen benefits from both freestanding and integrated appliances, breakfast bar and diner - large enough for a family dining table. It also gives access into the bright and airy conservatory at the rear. In addition, the ground floor also houses a convenient WC/cloakroom.

Moving upstairs, you'll find four good sized bedrooms with the master benefitting from fitted wardrobes and a three piece ensuite with stand-in shower. There is also a three piece family bathroom on this floor with an over the bath shower. The loft is boarded and accessed via a conveniently installed easy-access ladder.

Externally, to the front of the property is a lawned garden that wraps around to the side of the property. There is also a tarmac driveway, with room for up to two cars and leads up to the integrated single garage with additional utility room to the rear. The rear garden has a lawned garden, wooden decking and a beautiful patio area. The garden also benefits from great seclusion and isn't overlooked by neighbouring properties.





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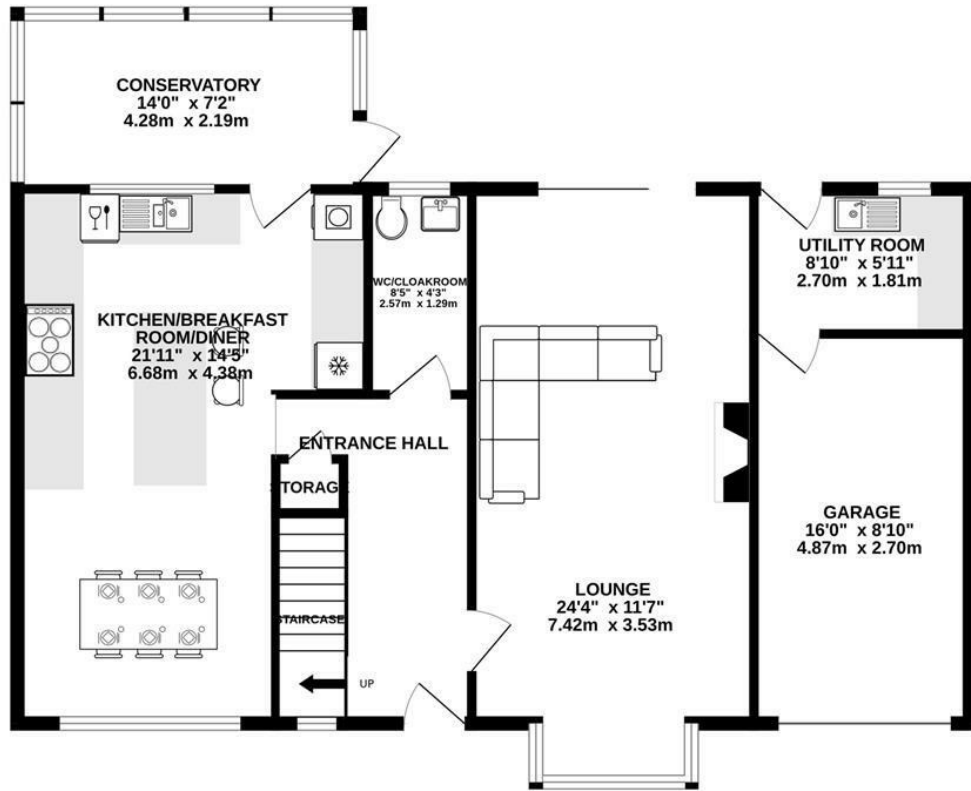


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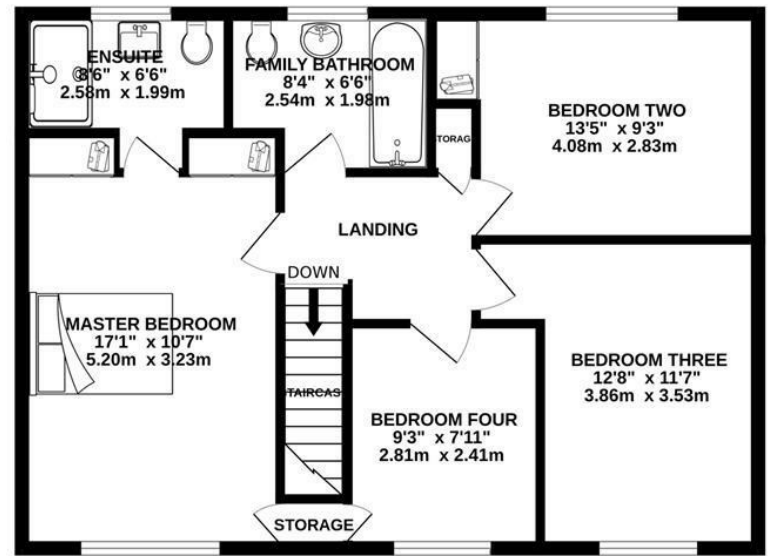




GROUND FLOOR  
967 sq.ft. (89.8 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.

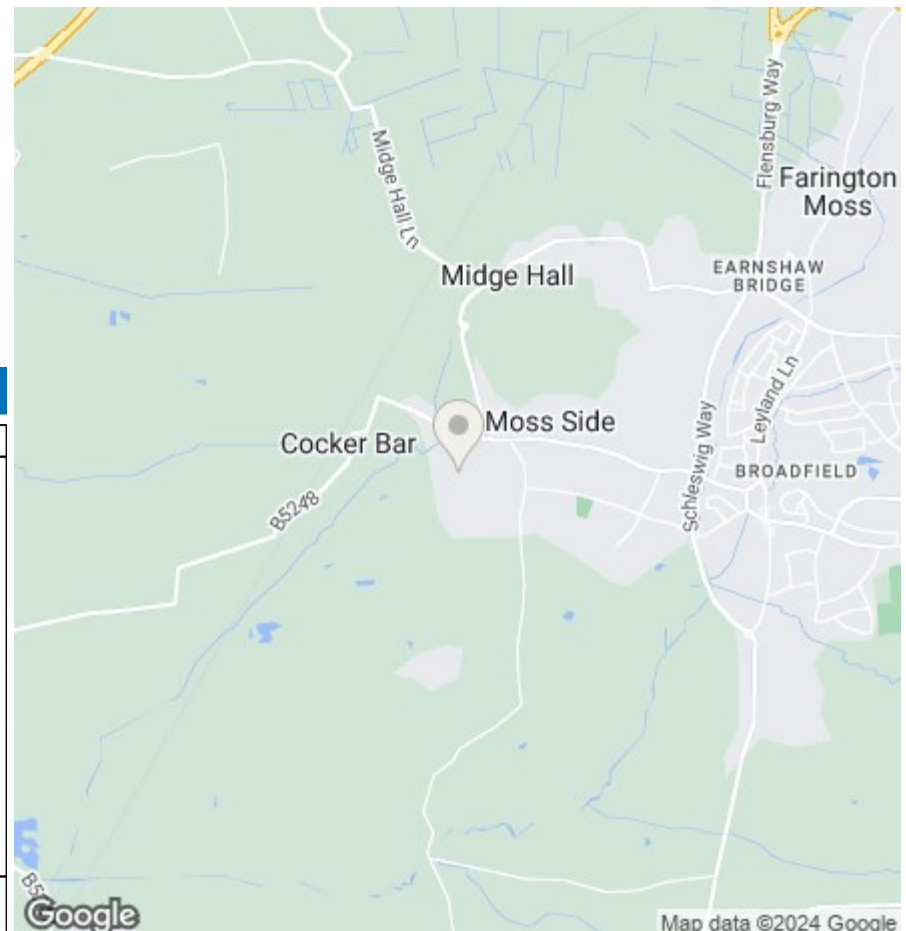


TOTAL FLOOR AREA : 1629 sq.ft. (151.3 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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