



Great Park Drive, Leyland

Offers Over £220,000

Ben Rose Estate Agents proudly present this charming three-bedroom, detached property nestled in the desirable area of Leyland. Perfect for families, this home boasts ample space and convenience, being just a short stroll away from Leyland town centre, renowned for its excellent schools, shops, and amenities. With easy access to the nearby M6 and M61 motorways, this location offers superb connectivity. Early viewing is highly recommended to secure this opportunity without delay.

Internally, upon entering you'll find a spacious entrance porch offering access to the hall. The lounge, situated at the front, offers a generous space and flows gracefully into the dining room through elegant French doors. Conveniently located on this floor is a WC, while the kitchen, adorned with ample wall and base units and integrated appliances such as a hob oven, dishwasher, microwave and fridge freezer. The kitchen lies in an open-plan layout with the dining area, where you'll find ample room for a large family dining table and access to the garden via a set of patio doors.

Ascending to the first floor, you'll find three bedrooms, including two doubles. The master and second bedroom feature integrated storage, with the master boasting an ensuite shower room for added convenience. Completing this floor is a family bathroom, equipped with a three-piece suite including a bath with an overhead shower, catering to the household's needs with ease.

Externally, the property offers a driveway providing off-road parking for one car, accessible from the rear. A spacious garden, predominantly lawned and complemented by paved areas, presents an ideal setting for outdoor relaxation and entertainment. Enclosed by tall fencing, the garden ensures privacy and security, facing south to capture ample sunlight throughout the day. With access to a single garage, this property combines practicality with comfort, offering a wonderful opportunity to create a cherished family home.















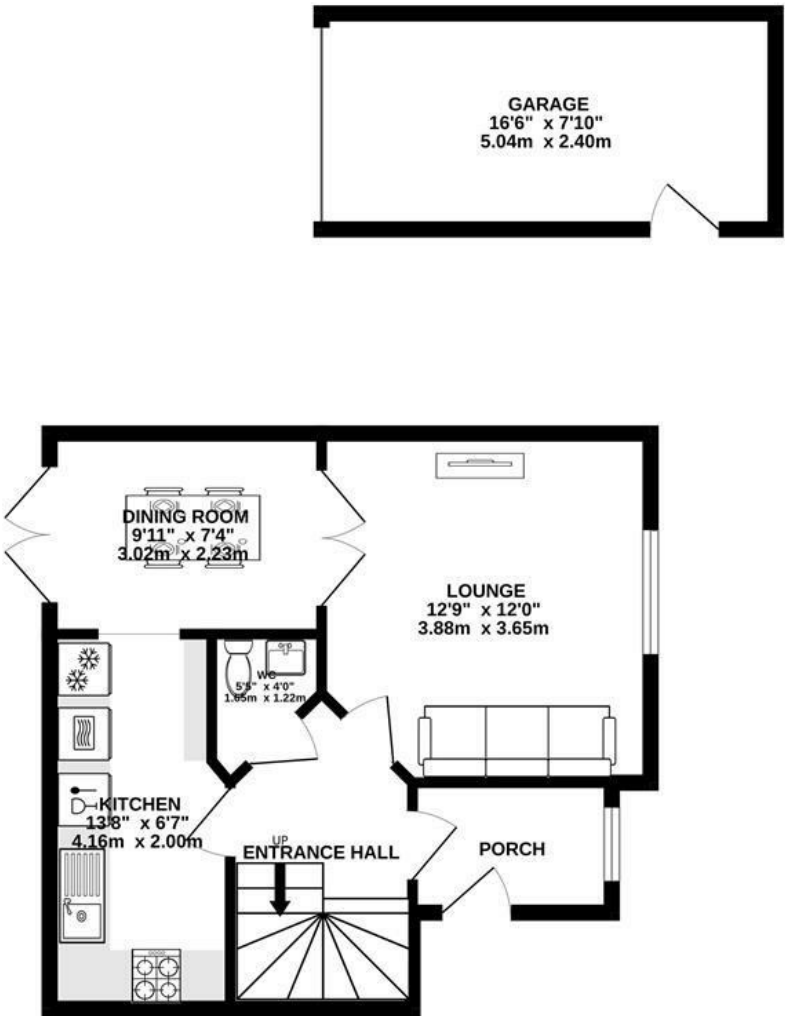




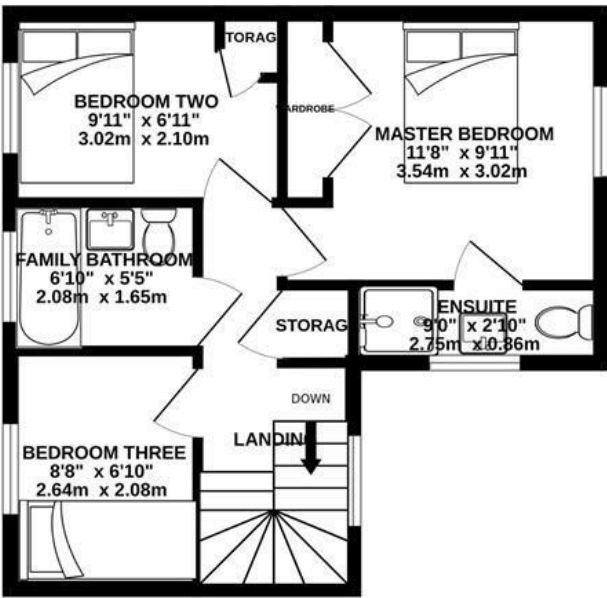


BEN ROSE

GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.4 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
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

