



Foundry Close, Leyland

Offers Over £194,000

Ben Rose Estate Agents are pleased to present to market this beautifully decorated, three bed property on a continually popular and much sought after residential development in Leyland. This would be an ideal home for a first time buyer or for someone wanting to move closer to a town centre. The property is a two minute drive from Leyland's town centre and its superb local schools, shops and amenities with fantastic travel links via the nearby 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 that then leads into the main lounge. The spacious front lounge features a large front facing window bringing in ample natural light into the home. The lounge offers access to the kitchen diner located to the rear. The modern fitted kitchen features integrated appliances such as a fridge/freezer, oven and hob, with plenty of room for other freestanding appliances. Adjacent to the kitchen there ample room for a four person family dining table and access to the garden via the patio doors. You'll also find the convenient WC located just off here.

Moving upstairs, you'll find three good sized bedrooms with the master spanning the width of the home. Bedroom three is currently being used as a walk in wardrobe/dressing room - offering excellent versatility. You'll also find the three piece family bathroom on this floor with an over the bath shower.

Externally, to the front of the property is a driveway for up to two cars. To the rear is a good sized, secluded, landscaped garden offering a sizeable lawn space and pergola. There is a gravelled area to the rear offering space for outdoor seating needs. Other notable features include a partially boarded loft and quiet cul de sac location.



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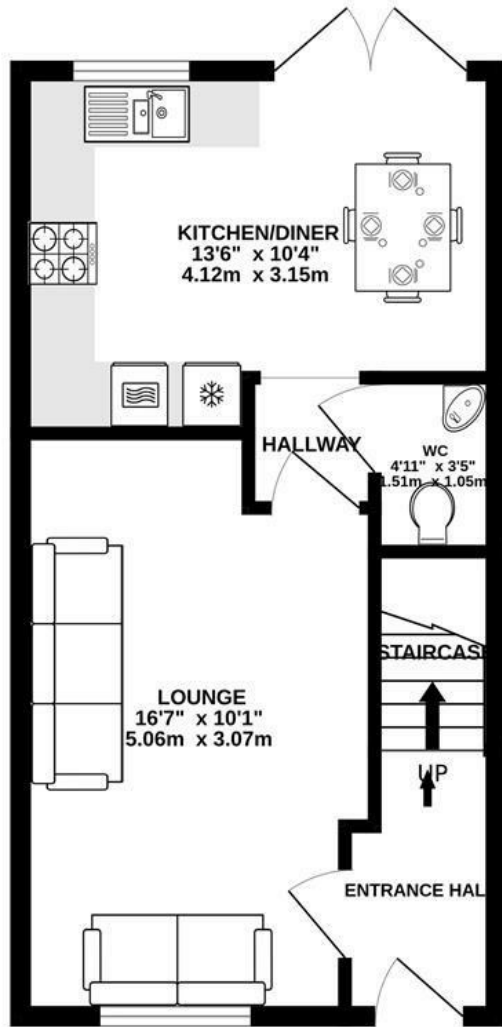




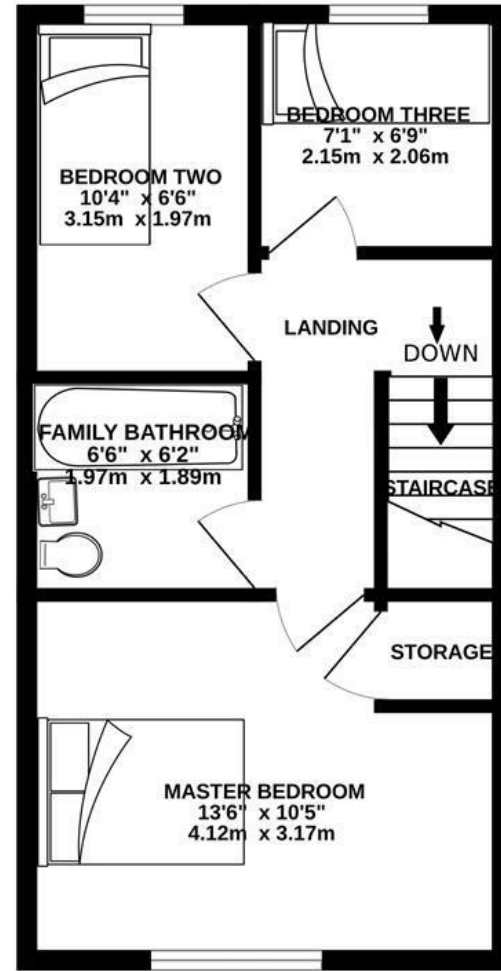




GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.

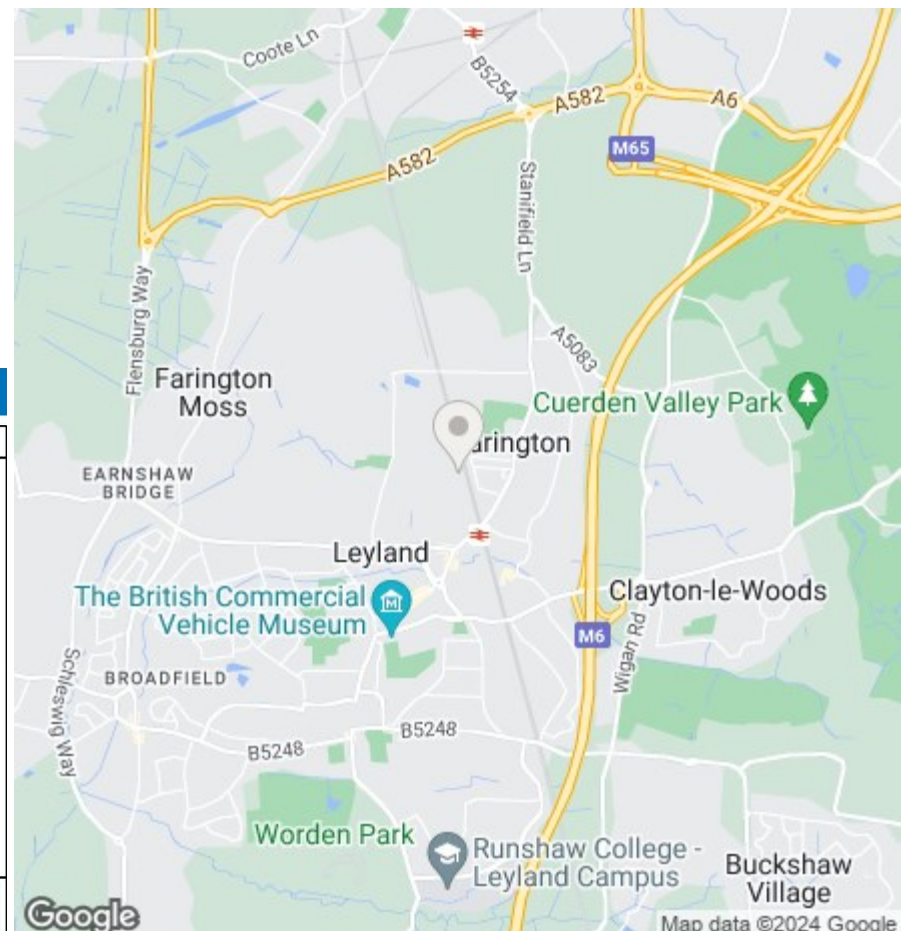


TOTAL FLOOR AREA : 728 sq.ft. (67.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
(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	