



## Whinfell Close, Leyland

**Offers Over £400,000**

Ben Rose Estate Agents are delighted to present to the market this well-presented four-bedroom, detached property situated within a quiet and friendly neighbourhood in a sought-after residential area of Leyland. Perfect for families, the property offers an abundance of space throughout and is ideally located just a short drive from Clayton Le Woods. The home is perfectly positioned for access to the M6, M61, and M65 motorways, ensuring major commercial centres such as Preston, Bolton, and Manchester are easily accessible. Additionally, the nearby train station is conveniently situated for those who wish to commute via rail. Viewing at the earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises a welcoming hallway, granting access to most ground floor rooms and housing the stairs to the upper level. Moving clockwise, you will first encounter the dining room, accessible through double doors. Overlooking the front aspect, the dining room offers ample space for a large family dining table. Understairs storage is accessible from here. Next, you'll enter the spacious lounge, featuring a fireplace and double patio doors leading out to the garden. Returning through the hallway, you'll find the modern kitchen with contemporary wall and base units, complemented by integrated oven, hob, and dishwasher. A convenient utility room is adjacent, providing space for additional appliances. The kitchen also offers access to the garden through double patio doors. Additionally, the ground floor boasts a convenient WC and an extra family room, currently utilized as an office but with potential for various uses such as a playroom, games room, or additional sitting room.

Moving upstairs, you'll find four generously sized double bedrooms, with the master and bedroom two benefiting from integrated storage and ensuite shower rooms. Bedroom three also features integral storage and desk/vanity space. Completing this floor is the beautiful four-piece family bathroom.

Externally, the property features a large driveway at the front, providing off-road parking for multiple vehicles. The rear of the property boasts a generously sized garden with both paved patio and laid lawn areas, perfect for relaxation and entertainment.

Additionally, the property includes solar panels, contributing to its energy efficiency.















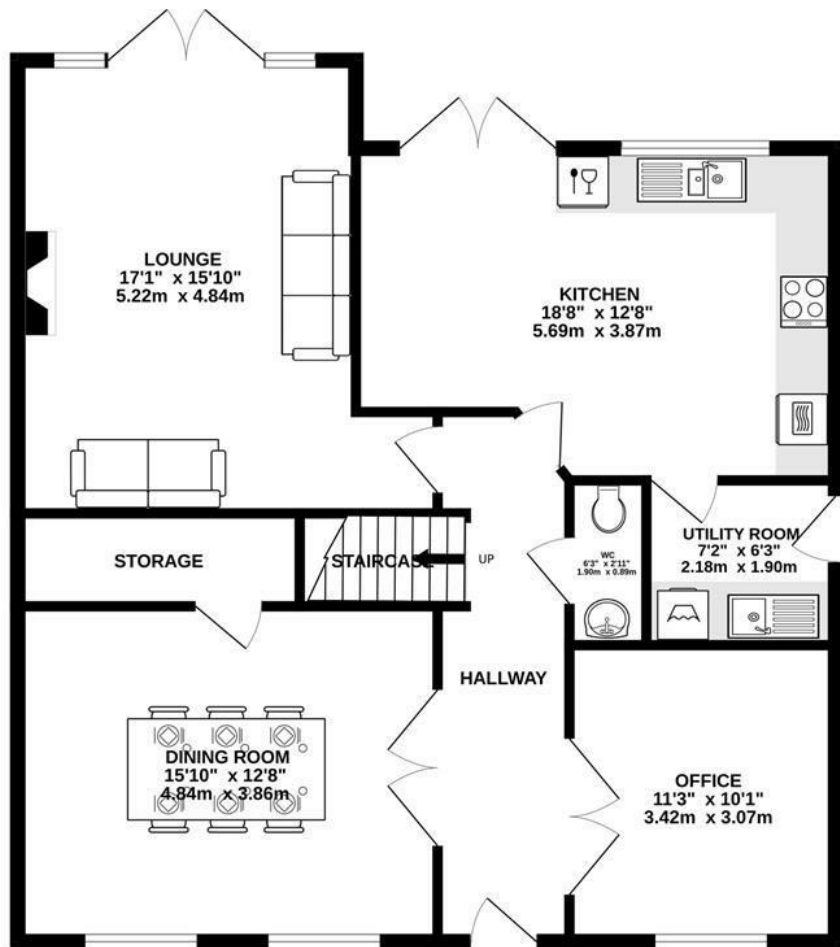




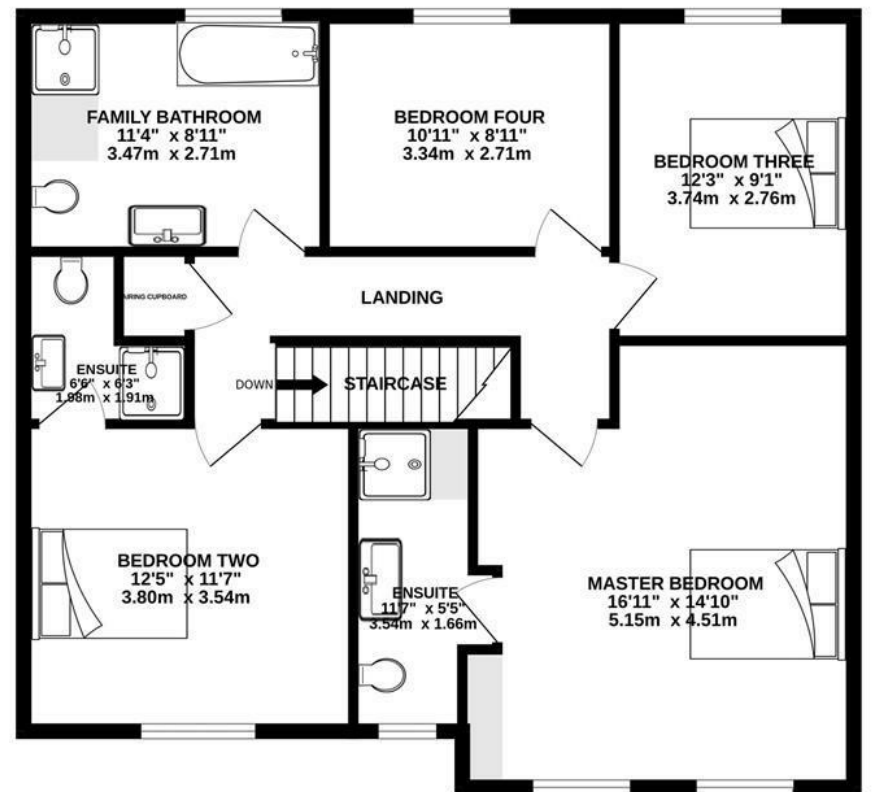




GROUND FLOOR  
965 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR  
879 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA: 1844 sq.ft. (171.3 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

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>89</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

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	