



Albion Road, Centurion Village, Leyland

£395,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented, stone built, four bedroom, detached property situated on a brand new development in Leyland. The stunning home is ideal for families, featuring spacious, and versatile rooms with modern appliances and fittings throughout. It's conveniently located just a ten-minute drive from Leyland town centre, offering superb supermarkets, restaurants, and amenities right on the doorstep. Excellent travel links are available via the nearby M6 and M61 motorways, providing easy access to surrounding areas.

Internally, upon entering you're welcomed into the spacious and entrance hallway with access to the stairs, and majority of ground floor rooms. To the front of the home lies the lounge. This beautifully finished room benefits from dual aspect windows and ample room for a large sofa set and furnishings. At the end of the hall you'll find the heart of the home in the stunning kitchen/dining room. The modern kitchen boasts high end integrated appliances such as an induction hob, oven, fridge freezer and dishwasher. Here you'll also find a bespoke media/tv wall, access to the garden via a set of patio doors, ample room for a large family dining table along with a good sized under stair storage cupboard. Just off the kitchen and completing this floor lies the utility room featuring additional worktops and room for a washer/dryer with access to the conveniently located WC.

Moving upstairs you'll find a spacious landing offering access to four double bedrooms. The master and bedroom four boast fitted wardrobes with the master also benefitting from dual aspect windows and its own three piece ensuite/shower room. Also on this floor is a good sized storage/laundry cupboard and the modern family bathroom with bath and over the bath shower.

Externally to the front you'll find access to the single integrated garage and room for two cars off road. To the rear, a generous easy to maintain garden, primarily lawned throughout, with some paved areas. This space ensures privacy with its tall fencing. You can also find gated access to the front of the property here.



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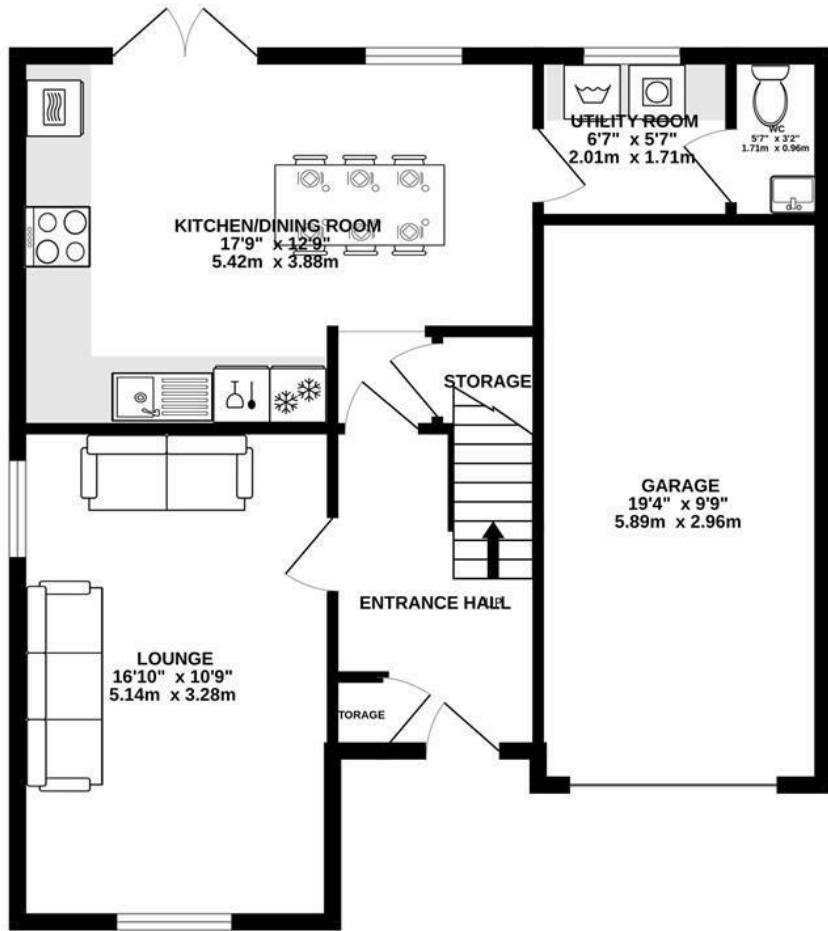




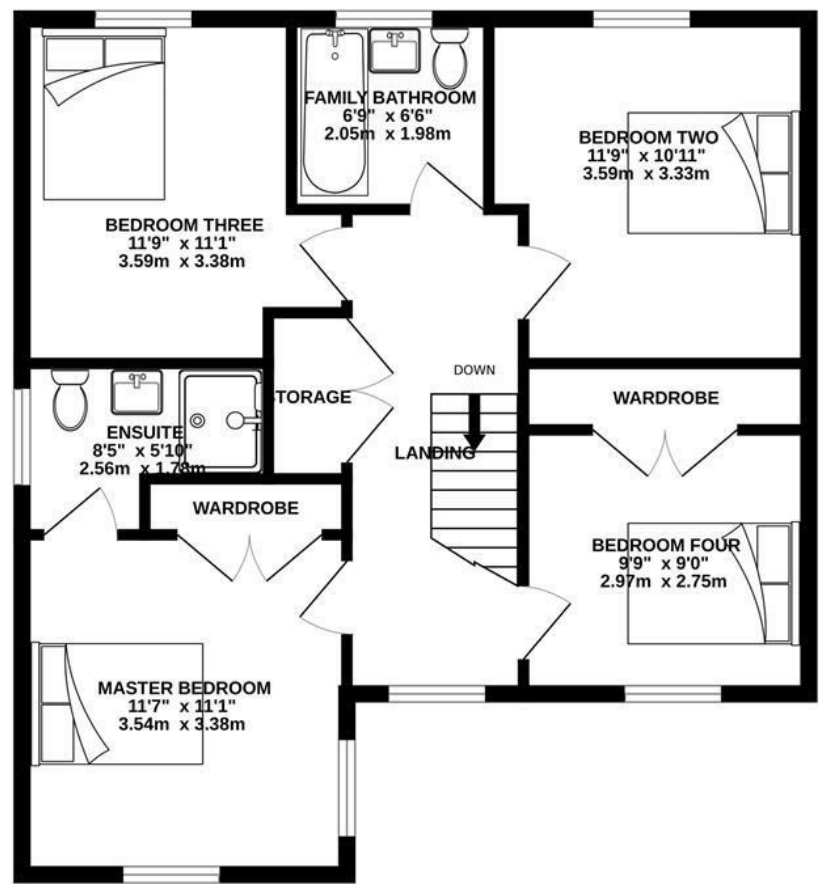




GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



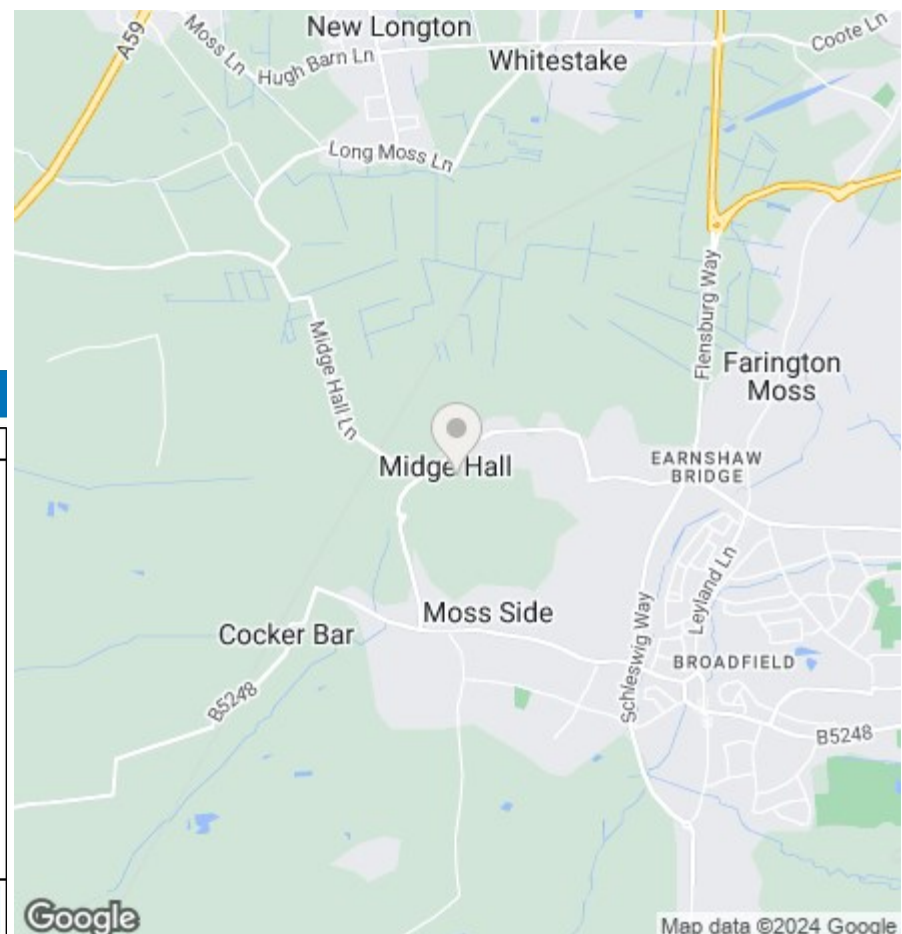
1ST FLOOR
688 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 1415 sq.ft. (131.5 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	86	87
(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	