



Elder Close, Leyland

Offers Over £400,000

Ben Rose Estate Agents are pleased to present to market this impressive, spacious detached house in Leyland. Boasting five double bedrooms, set over three floors, this home is presented to a high standard throughout. Situated in a sought-after location, residents can enjoy easy access to excellent travel links and a range of amenities, making it an ideal choice for families and commuters alike.

As you enter the property, you're greeted by a welcoming hallway leading to the expansive lounge, offering ample space for relaxation and entertaining. The spacious kitchen, adjacent to the dining room, provides a perfect hub for family gatherings and culinary endeavours. Additional features on this floor include a utility room, WC, and convenient under stairs storage.

Ascending to the first floor, you'll find the second, third, and fourth double bedrooms, with the second and third bedrooms benefiting from a Jack & Jill shower room, perfect for added convenience. The fifth double bedroom, currently utilized as a music room, offers versatility for various lifestyles. Completing this floor is a family bathroom and an airing cupboard for practical storage solutions.

Venturing to the second floor, you'll discover the master bedroom, flooded with natural light from Velux windows, creating a tranquil retreat. The ensuite adds a touch of luxury, featuring a shower, toilet, sink, and another Velux window. Two storage rooms provide ample space for belongings, with access to further storage in the eaves.

Externally, the property boasts an attached garage, with front and rear gardens providing outdoor space for relaxation and recreation. A driveway offers parking for multiple vehicles, enhancing convenience for residents.

With its spacious accommodation, high-quality presentation, and desirable exterior features, this detached house in Leyland offers a fantastic opportunity for comfortable and stylish living. Don't miss out on making this exceptional property your new home.



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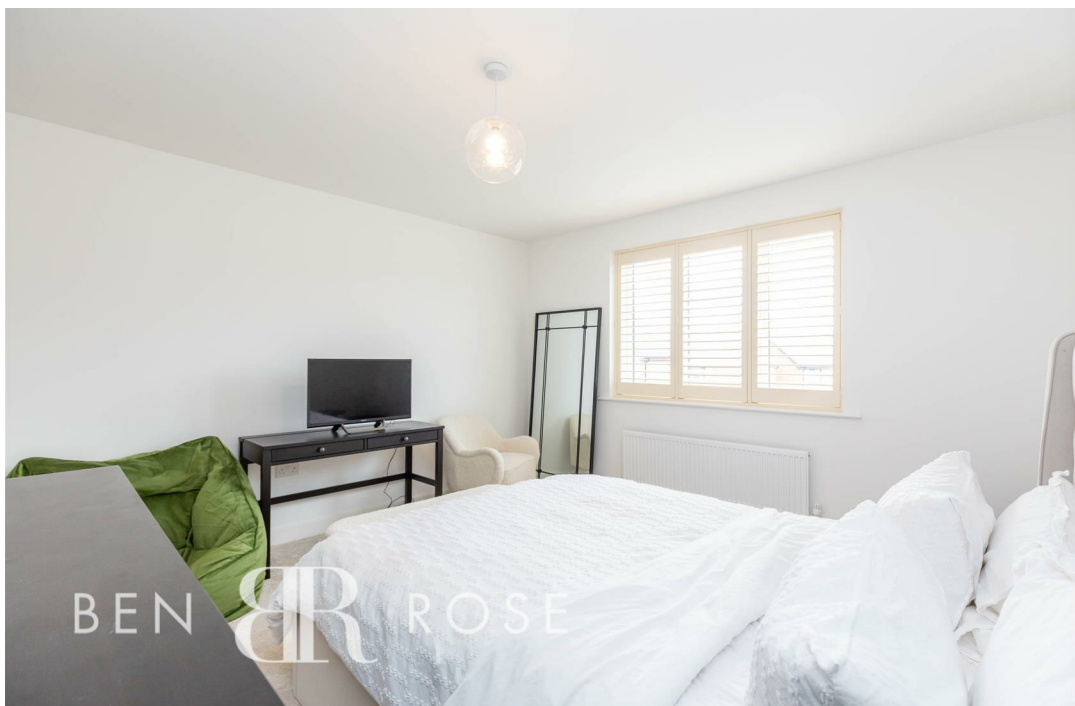
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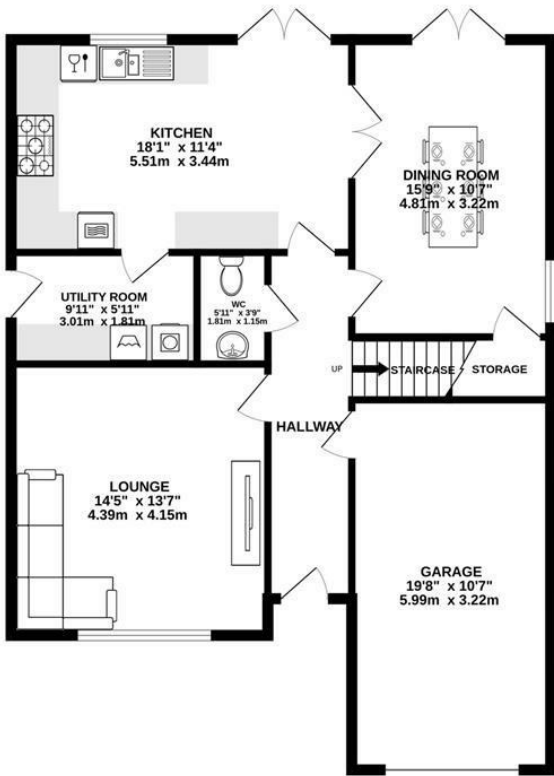




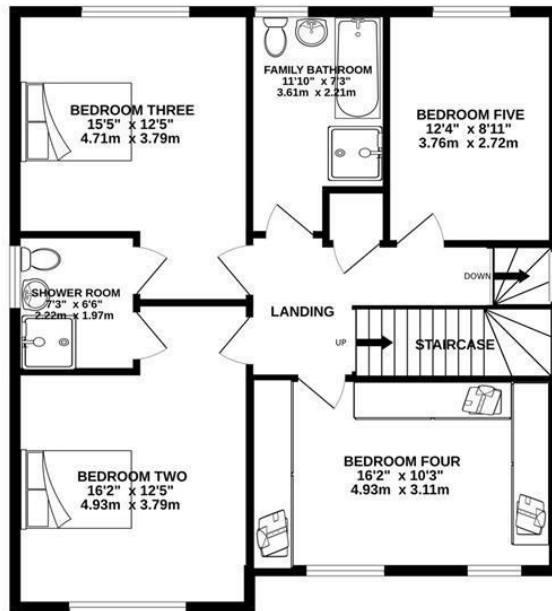




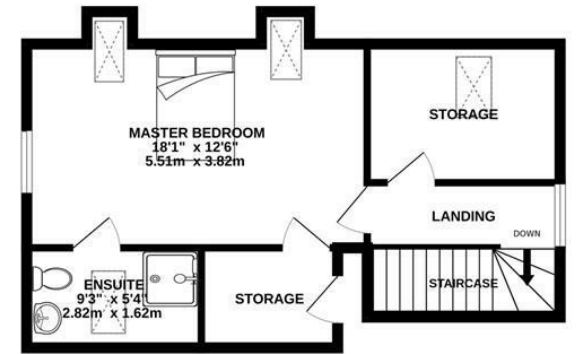
GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR
874 sq.ft. (81.2 sq.m.) approx.



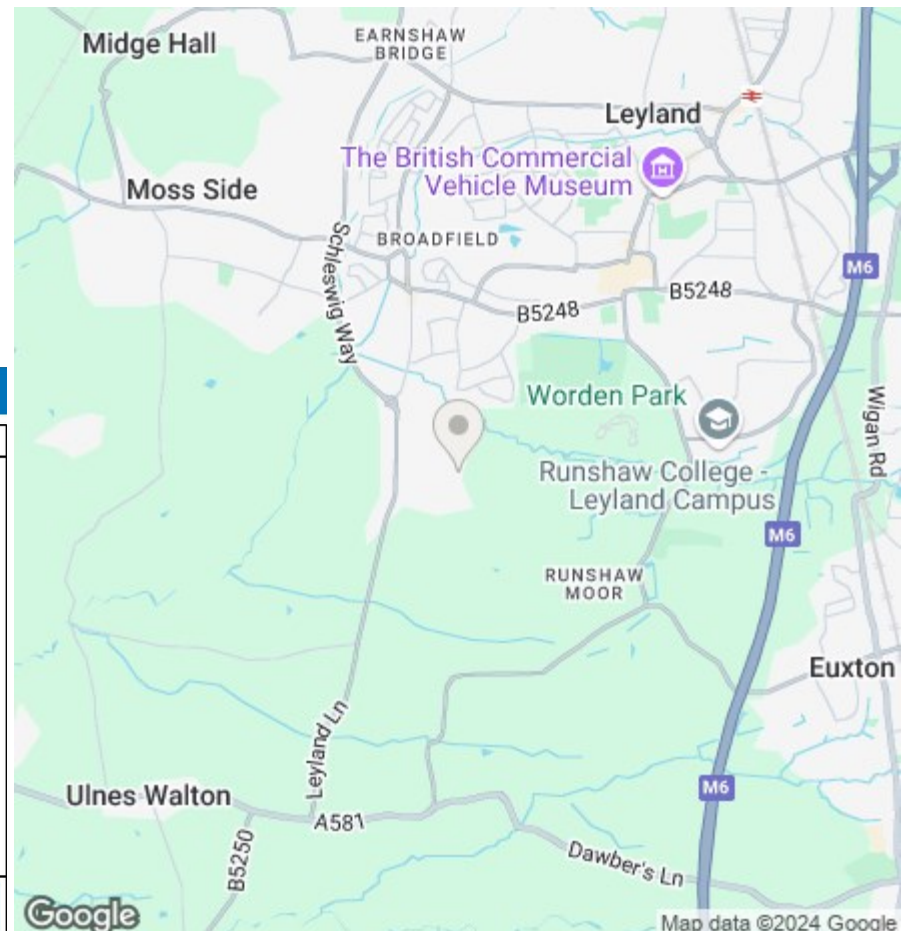
2ND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 2285 sq.ft. (212.3 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	88	
(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	