



## Hedgerows Road, Leyland

**Offers Over £250,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three-bedroom, detached home situated on an enviable corner plot in Leyland. This would be an ideal family home offering modern living in a lovely area. It is situated only a short drive to Leyland town centre with excellent local amenities such as supermarkets, cafes, and schools right on the doorstep. There are also superb travel links via local bus routes, Leyland train station, and the nearby M6 and M61 motorways.

Walking through the ground floor of this home, you're greeted by an entrance hall with the staircase leading to the first floor, as well as a convenient WC just off to the side. The spacious front lounge is adorned with a feature fireplace, serving as the centerpiece and opens through into the stunning kitchen/breakfast room. This space is perfect for family occasions or social gatherings, featuring integrated appliances throughout such as a dishwasher, fridge, and oven. Additionally, there's a breakfast bar for up to two people and a cozy seating area. The bright and airy conservatory can be found at the rear, offering a good amount of versatility and extending the living space seamlessly.

On the first floor, you'll find three bedrooms, with the master benefiting from a three-piece ensuite. Completing the first floor is a convenient three-piece family bathroom.

Stepping outside, the exterior of the home offers further appeal. To the front of the property, a neatly manicured front lawn adds to the curb appeal. Along the side is a gated drive with space for two cars, leading up to a single garage at the rear, providing ample parking options. The secluded rear garden is a delightful retreat, featuring a patio area perfect for outdoor dining and entertaining, along with a separate lawn that has been well landscaped throughout.

In summary, this home offers not only comfortable living spaces but also convenience and accessibility, making it an attractive option for families looking for their next move.













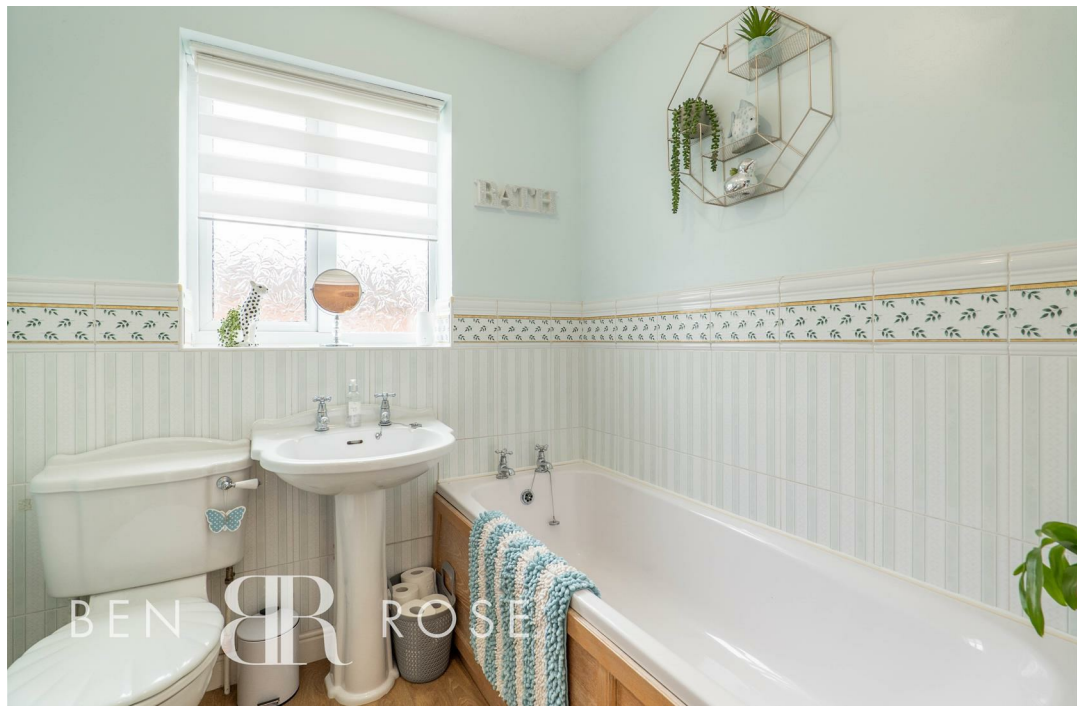








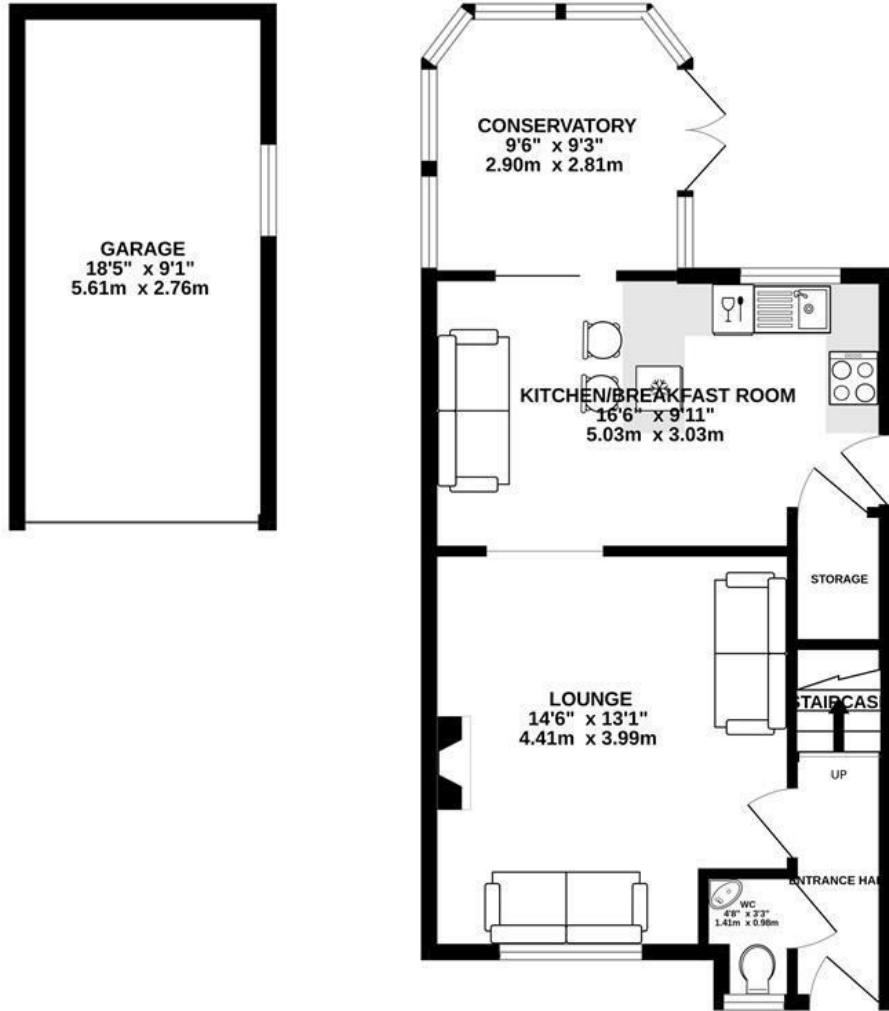




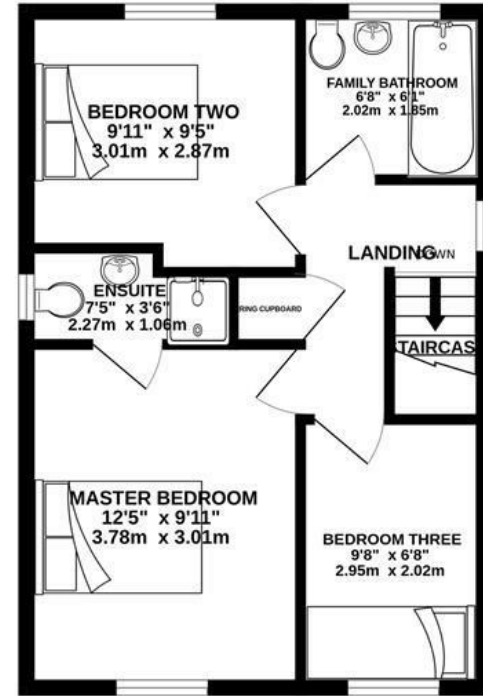


# BEN ROSE

GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.

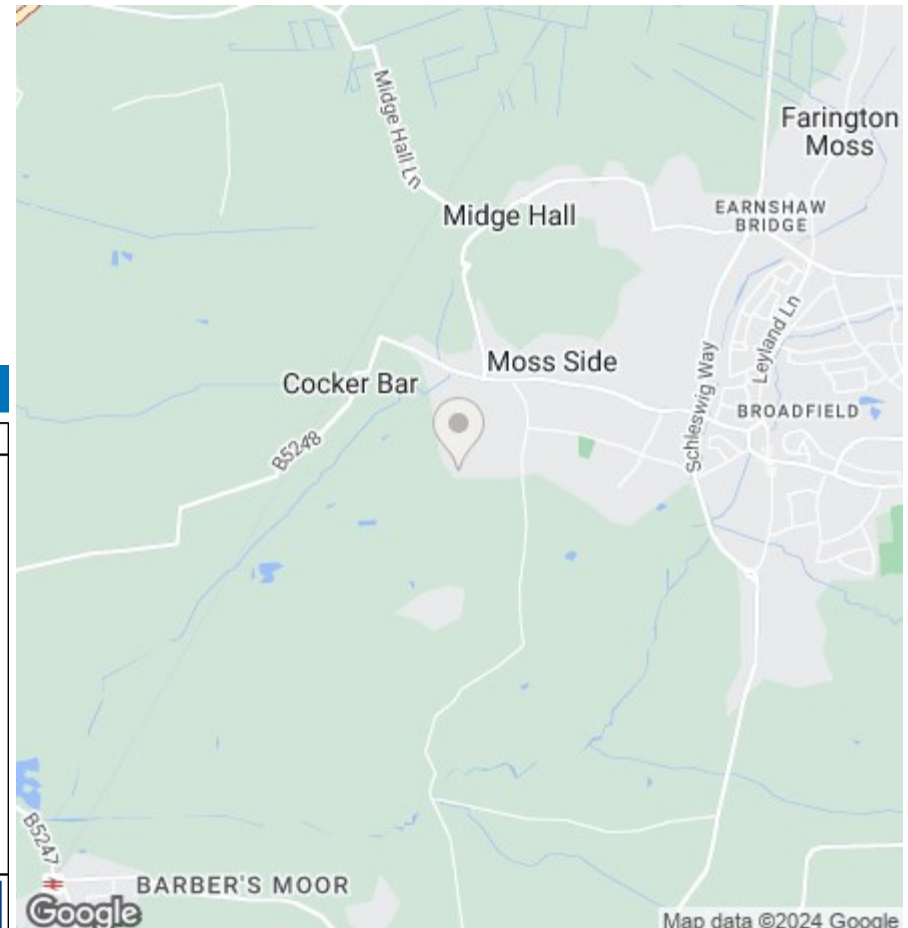


TOTAL FLOOR AREA : 1064 sq.ft. (98.8 sq.m.) approx.

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) <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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>

## Environmental Impact (CO<sub>2</sub>) 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	<b>70</b>