



## Fossdale Moss, Leyland

**Offers Over £299,950**

Ben Rose Estate Agents are pleased to present to market this charming, three-bedroom bungalow situated towards the end of a quiet cul-de-sac, boasting a generous plot. The home, offered with NO ONWARD CHAIN, is perfect for families or those seeking a ground floor residence. Nestled only a short drive away from Leyland town centre, it enjoys proximity to local shops, schools, and excellent travel links via local bus routes and major motorways, including the M6, M61, and M65.

Upon entering the property, you're greeted by an inviting entrance hall leading into the open-plan kitchen/dining room. The modern fitted kitchen boasts integrated appliances such as an oven and induction hob, complemented by a breakfast bar for two. The dining area offers ample space for a large dining table and features sliding door access to the garden. Towards the front lies the master bedroom, benefiting from a private en-suite shower room. Continuing through, the spacious lounge beckons, boasting a central fireplace and a characterful pitched ceiling. Sliding doors here seamlessly merge indoor and outdoor living, leading to the garden. The hallway grants access to the remaining bedrooms and the three-piece family bathroom. Additionally, the whole house benefits from new windows, doors, kitchen and carpets throughout. The garage also has new doors and windows, sparing no expense to make this house perfect.

Externally, the property impresses with a driveway accommodating two cars, leading up to the detached double garage. The private front garden, accessible from the drive, features a neatly kept lawn. Meanwhile, the rear garden offers a secluded retreat, boasting a more substantial lawn and a covered patio area ideal for outdoor entertaining.

This delightful bungalow offers a harmonious blend of comfortable living spaces, modern conveniences, and outdoor tranquility, making it an ideal place to call home.



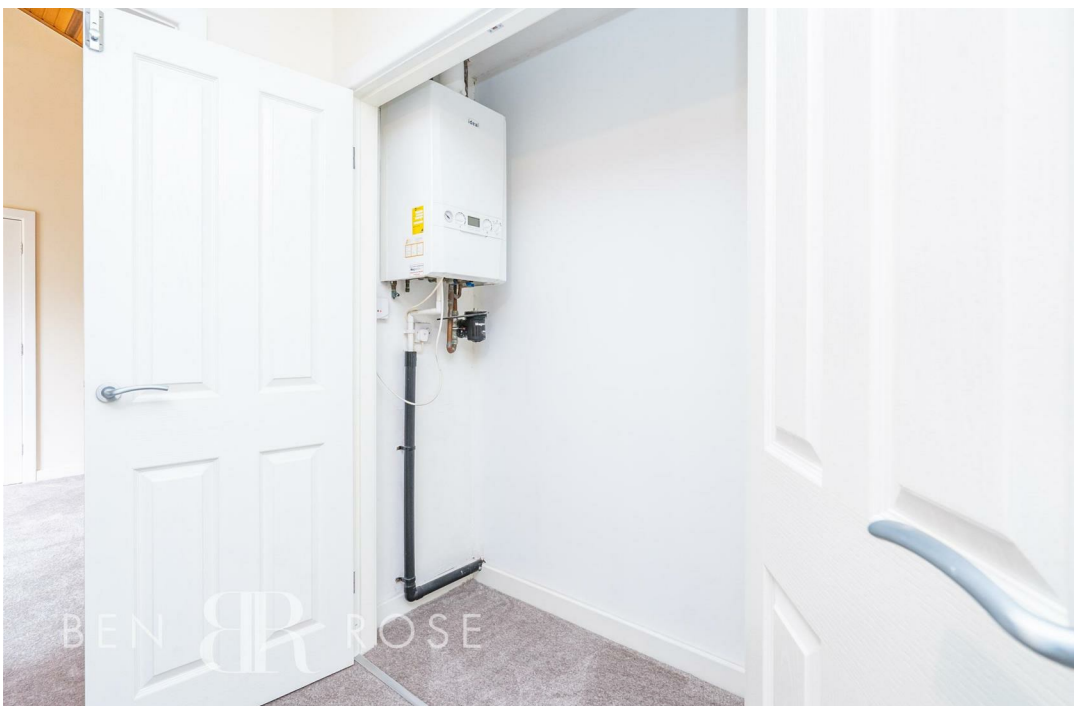


















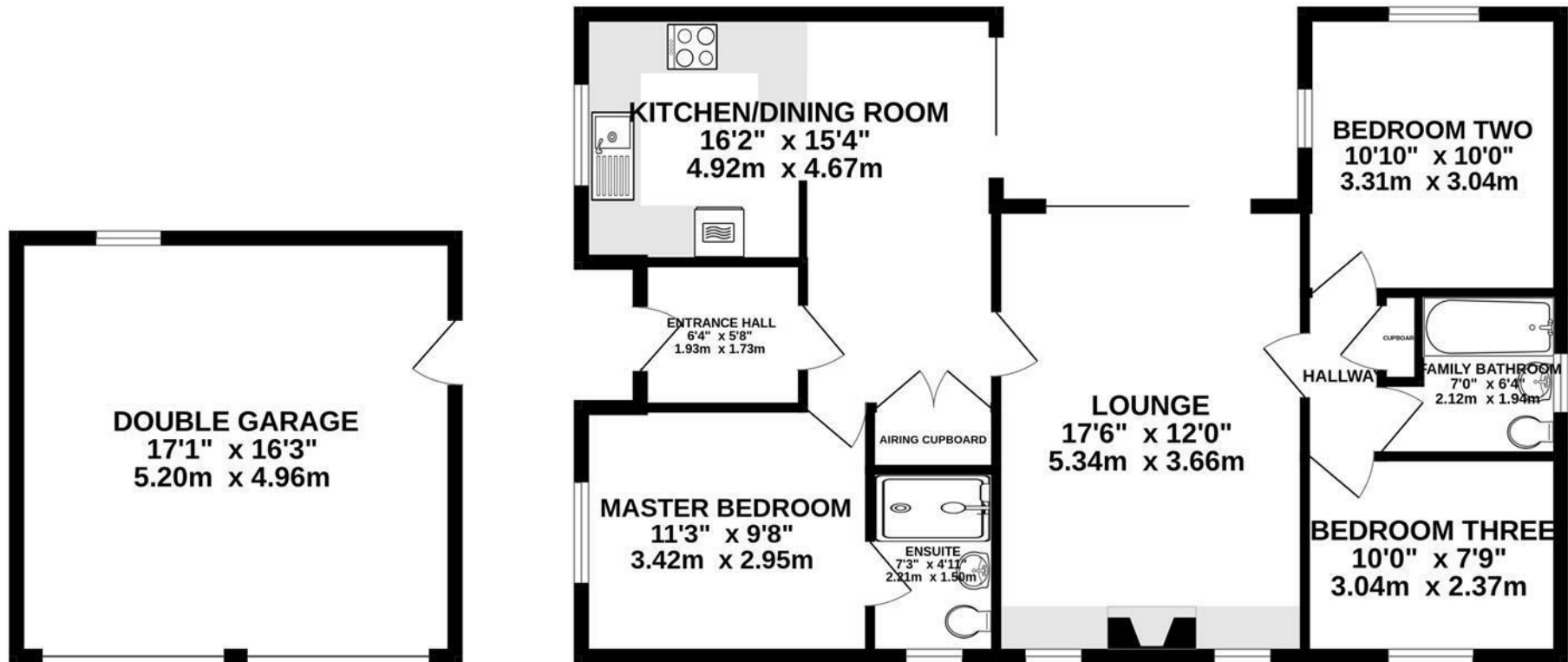
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## GROUND FLOOR 1122 sq.ft. (104.2 sq.m.) approx.

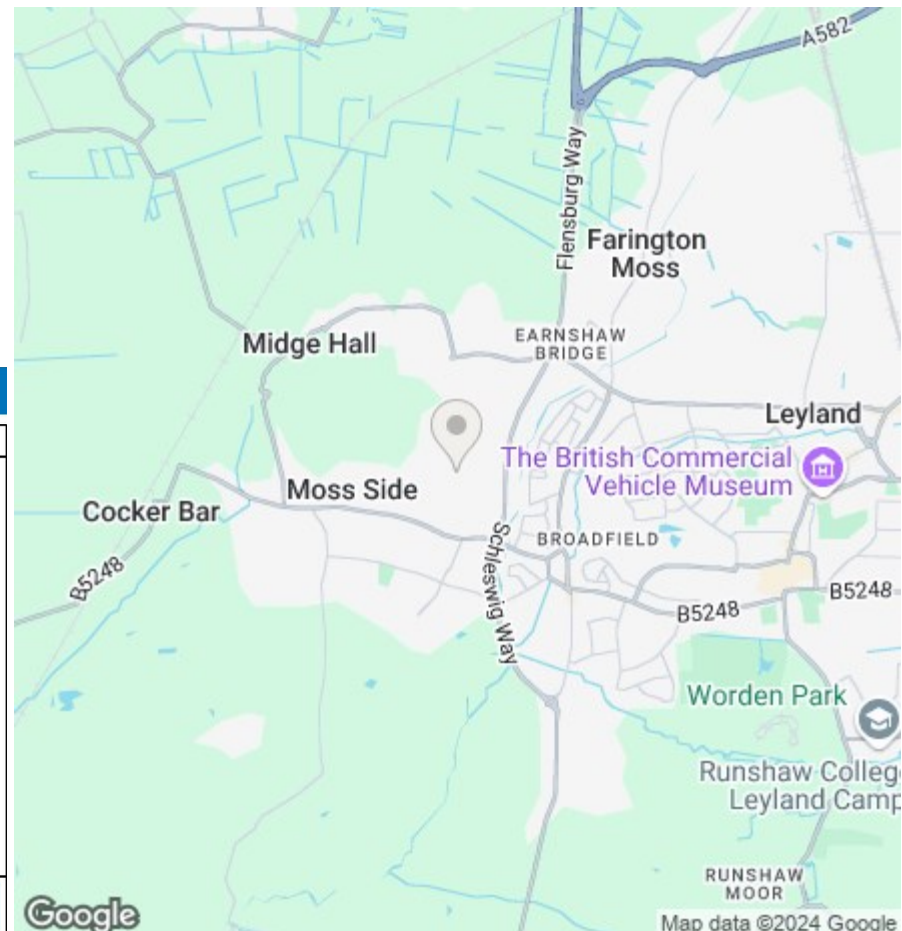


TOTAL FLOOR AREA: 1122 sq.ft. (104.2 sq.m.) approx.

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>			<b>86</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>71</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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	