



## Lever House Lane, Leyland

**Offers Over £220,000**

Ben Rose Estate Agents are delighted to present to market this well-presented NO CHAIN, three-bedroom, semi-detached home situated in a highly sought-after residential area on the edge of Farington, Leyland. This property offers an ideal family home with plenty of versatile space throughout. It enjoys a convenient location within commuting distance of all major northwest towns and cities via local motorways (M6 & M61), while still providing access to the stunning local Lancashire countryside and benefiting from excellent local schools and amenities.

Upon stepping into the property, you are greeted by the welcoming reception hall, providing access to all ground floor rooms and housing the stairs to the upper level. Across the hallway, you'll find the spacious lounge with a large bay window overlooking the front aspect. Continuing through, you enter the open-plan kitchen/diner with dual aspect windows overlooking the front and side. The kitchen offers ample worktop space with plenty of room for freestanding appliances, and access to the garden is available here via a single door. The dining area provides ample space for a family dining table. Completing the ground floor are two well-proportioned double bedrooms and a three-piece shower room. Moving upstairs, you'll find the generously sized master bedroom, benefiting from substantial integrated storage and a three-piece ensuite bathroom.

Externally, the front of the property boasts a sizable driveway providing off-road parking for multiple vehicles, extending down the side of the home to the detached brick garage. To the rear is a beautiful garden space consisting of a well-maintained laid lawn, paved patio areas, and established borders.

Viewing at earliest convenience is highly recommended to avoid any potential disappointment.





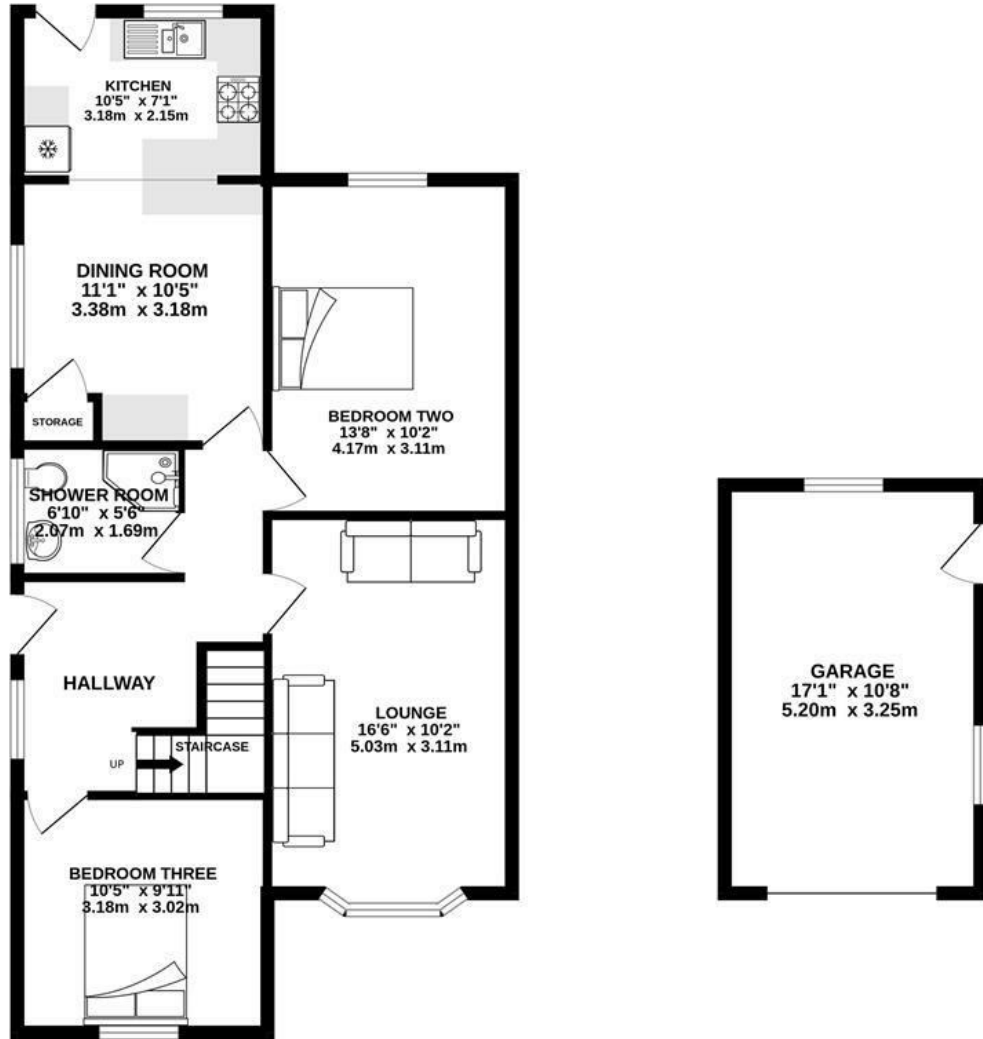




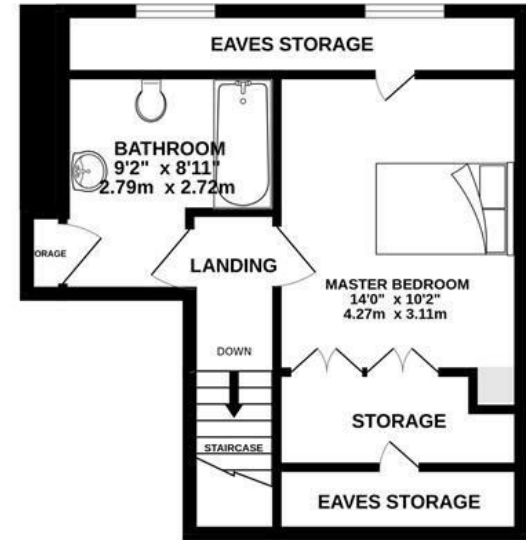




GROUND FLOOR  
936 sq.ft. (86.9 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.3 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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		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			
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