



## Whinfell Close, Leyland

**£350,000**

Ben Rose Estate Agents are delighted to present to the market this beautifully-presented four-bedroom, detached property situated within a quiet and friendly neighbourhood in a sought-after residential area of Clayton-Le-Woods. Perfect for families, the property offers an abundance of space inside and out and is ideally located just a short drive from Leyland and Chorley. The home is perfectly positioned for access to the M6, M61, and M65 motorways, ensuring major commercial centres such as Preston, Bolton, and Manchester are easily accessible. Additionally, the nearby train station is conveniently situated for those who wish to commute via rail.

Internally, the property briefly comprises a welcoming hallway, granting access to most ground floor rooms and housing the stairs to the upper level. Moving clockwise, you will first encounter the spacious lounge with a beautiful bay window overlooking the front aspect. Continuing through, you will enter the open-plan Kitchen/Dining/Family Room. This versatile space encompasses a modern kitchen with integrated appliances including an oven, hob, and dishwasher, ample space for a large family dining table, as well as a sitting area with patio doors leading out to the garden. Adjacent is a convenient utility room with an additional sink and further space for freestanding appliances. A convenient understairs WC completes the ground floor.

Moving upstairs, you will discover four well-proportioned double bedrooms, with the master and bedroom two benefiting from ensuite shower rooms and integrated storage. The modern three-piece family bathroom completes this floor.

Externally, the property features a private driveway at the front, providing off-road parking for two vehicles and leading to the attached garage. To the right of the property is a lawn garden offering a great opportunity for extension of the property or driveway here. The rear of the property boasts a generously sized, south facing garden with both paved patio and laid lawn areas, perfect for relaxation and entertainment.

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



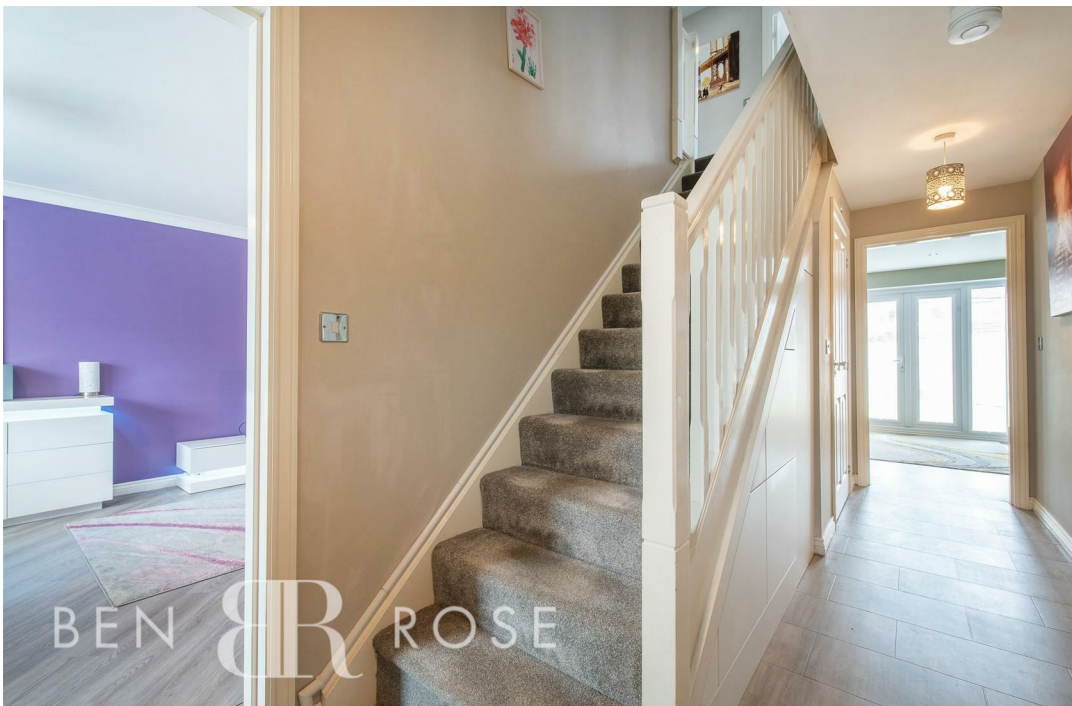












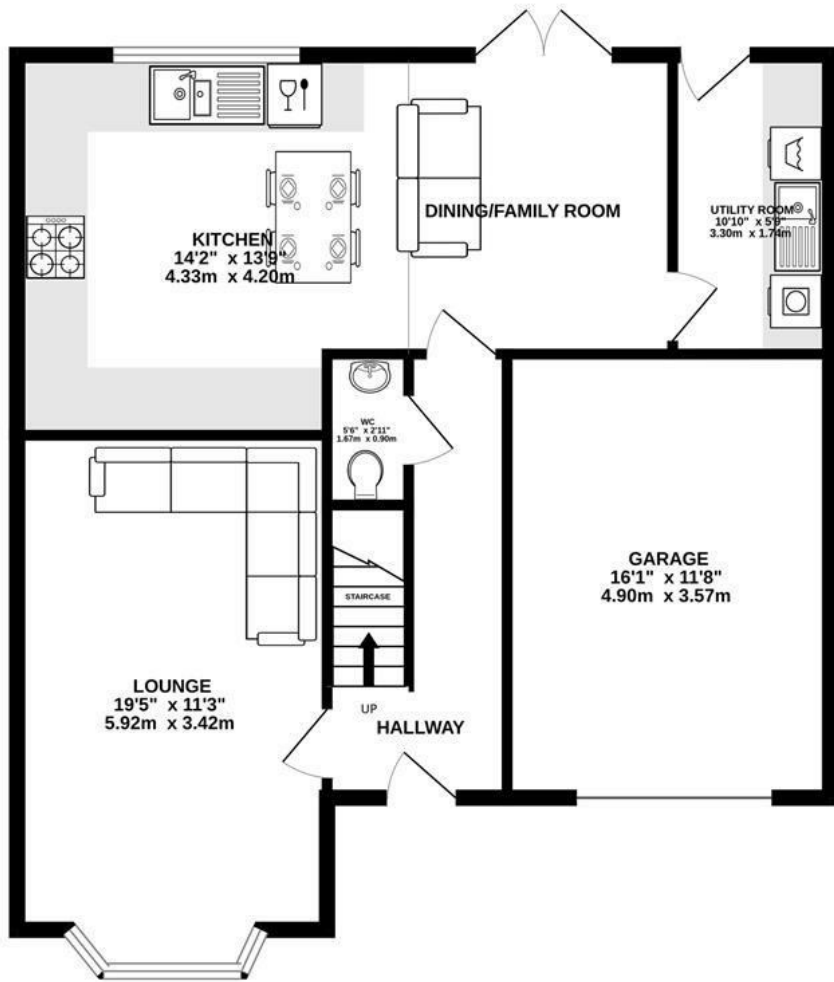




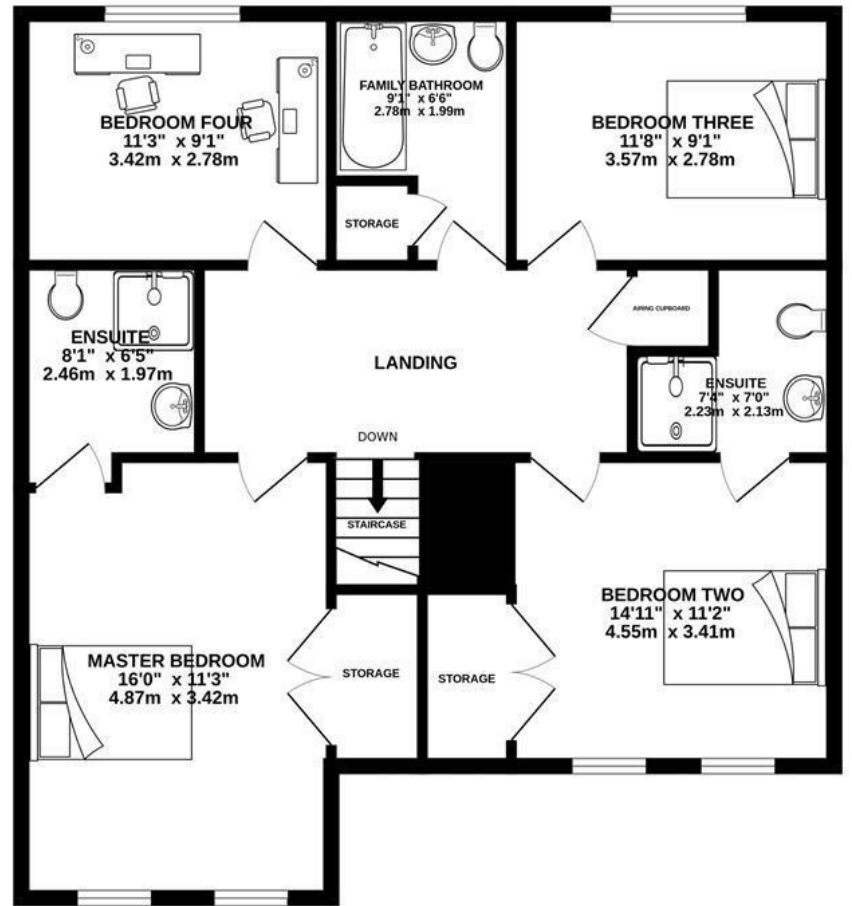




GROUND FLOOR  
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR  
843 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA : 1699 sq.ft. (157.8 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	

### 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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