



Westlands, Leyland

Offers Over £225,000

Ben Rose Estate Agents are delighted to present to market this well-presented four-bedroom, semi-detached property located in a highly sought-after residential area of Leyland. The property would make an ideal family home offering a good amount of space inside and out. It's conveniently situated just a short drive from Leyland town center and is surrounded by excellent local schools, shops, and amenities. Commuters will appreciate the fantastic travel links via nearby bus routes and the M6 and M61 motorways. Early viewing is highly recommended to avoid any potential disappointment.

Internally, the property features a welcoming entrance porch leading directly into the spacious lounge/diner, which spans the full length of the property. The lounge area houses an open staircase to the upper level, while the dining area provides ample space for a family dining table and opens up to the garden through sliding patio doors. Adjacent to the dining area, you'll find the modern kitchen equipped with integrated appliances, including a fridge, freezer, oven, hob, and dishwasher. A convenient utility room, located just off the kitchen, offers additional space for freestanding appliances. Integral access to the attached single garage is also available via the utility room.

Moving upstairs, you'll discover four well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. The three-piece family bathroom with an over-the-bath shower completes this floor.

Externally, the property boasts a private driveway at the front, providing off-road parking for multiple vehicles. At the rear, there's a generously sized garden featuring a flagged patio area and a large laid lawn that is not overlooked—perfect for relaxing and entertaining.



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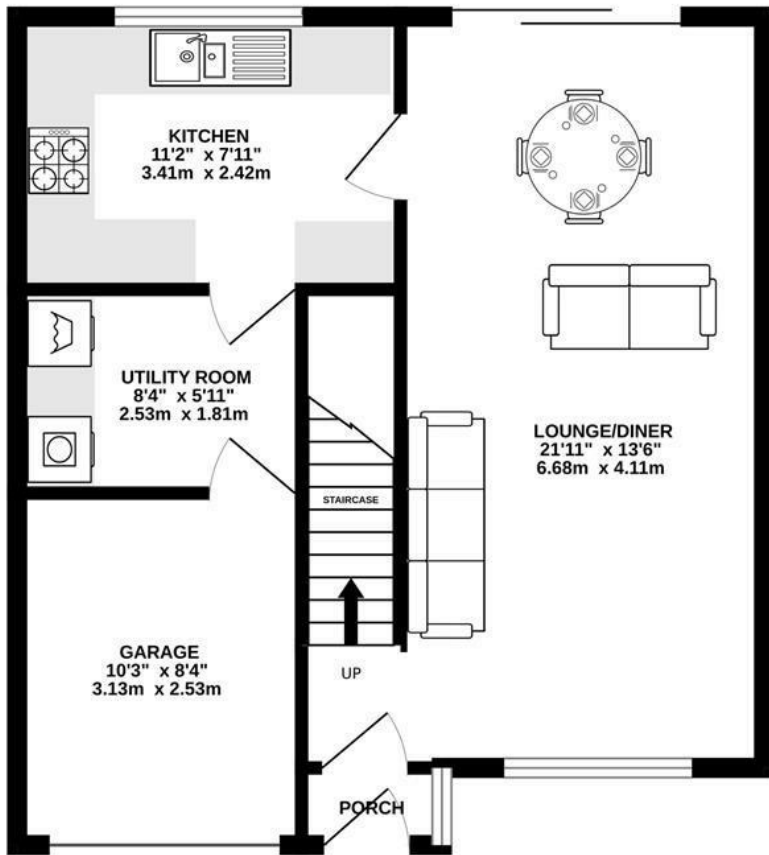




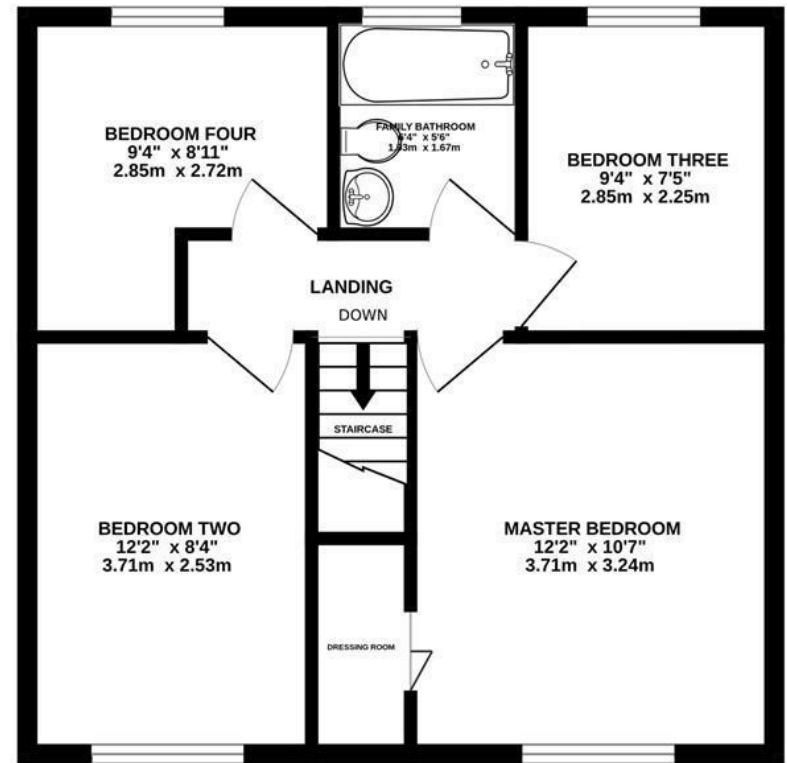




GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



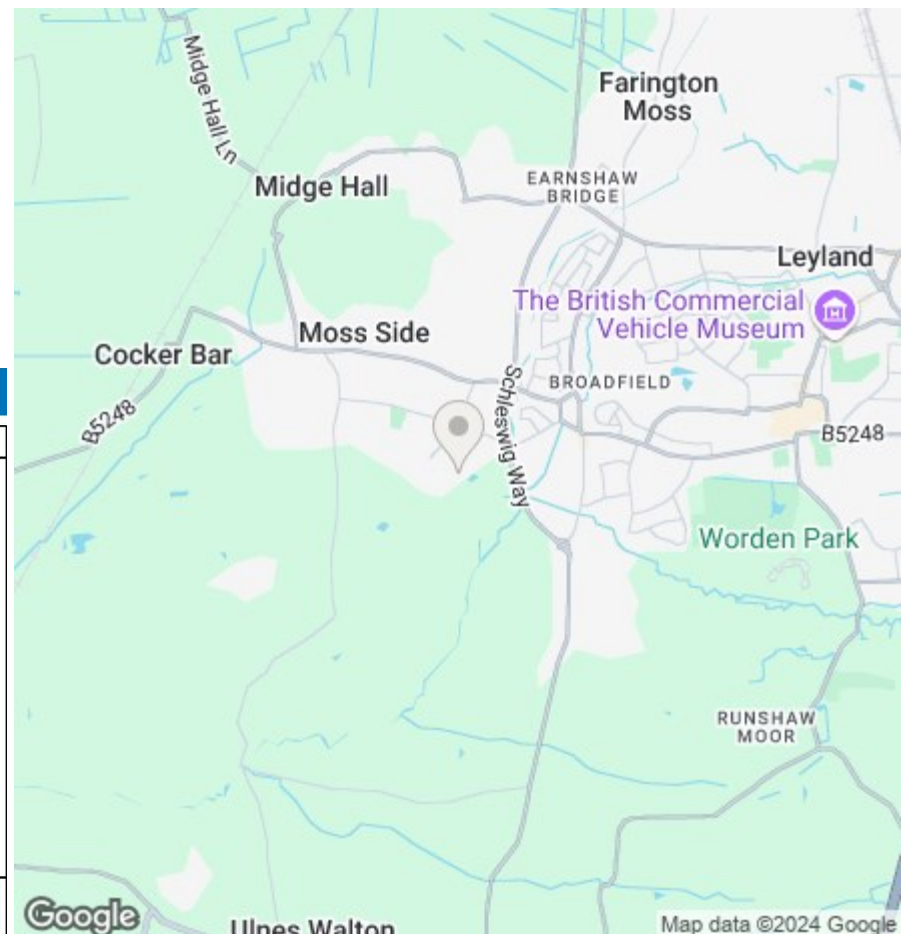
1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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