



Elder Close, Leyland

£350,000

Ben Rose Estate Agents are pleased to present to market this stunning four-bedroom detached property situated on a quiet cul-de-sac in Leyland. This family home is ideal for those wanting to be near Leyland town centre, as well as having the delights of the Lancashire countryside. The property boasts nearby shops and amenities right on the doorstep, along with excellent local bus routes and motorway links for convenient travel.

Upon entering the ground floor, you are welcomed by a reception hall with internal access to the garage, offering versatile use potential such as a gym. The spacious front lounge features dual aspect windows, filling the room with natural light. The heart of the home is the open plan kitchen/diner, equipped with integrated appliances including a dishwasher, oven, and fridge/freezer. The kitchen also has a breakfast bar for up to two people and ample space for a family dining table. Adjacent to the kitchen is a convenient utility room leading through to a downstairs WC.

Moving to the first floor, the open landing provides access to four well-appointed bedrooms, three of which benefit from fitted wardrobes. The master bedroom also features a private en-suite for added luxury. The family bathroom is a modern three-piece suite catering to the needs of a growing family.

Externally, the property boasts a drive for two cars leading up to the single integrated garage. The rear of the home offers a good-sized garden with a patio area and a central lawn, perfect for outdoor entertaining and family activities.

In summary, this beautiful family home provides a perfect blend of town convenience and countryside tranquility, making it an ideal choice for those looking to settle in Leyland.













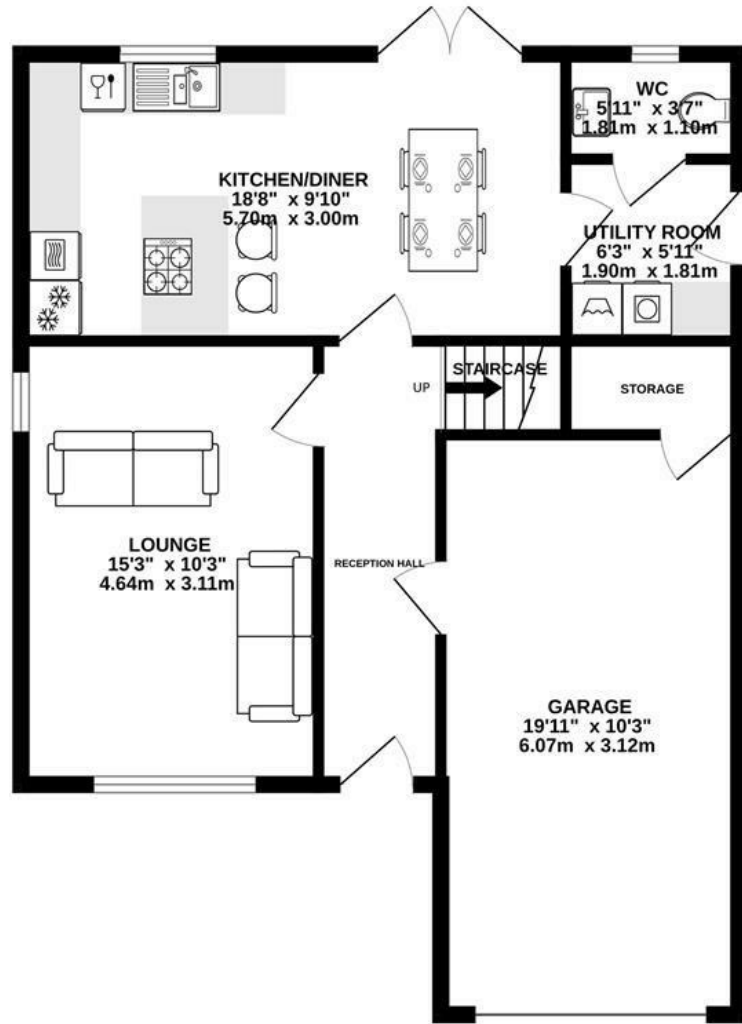




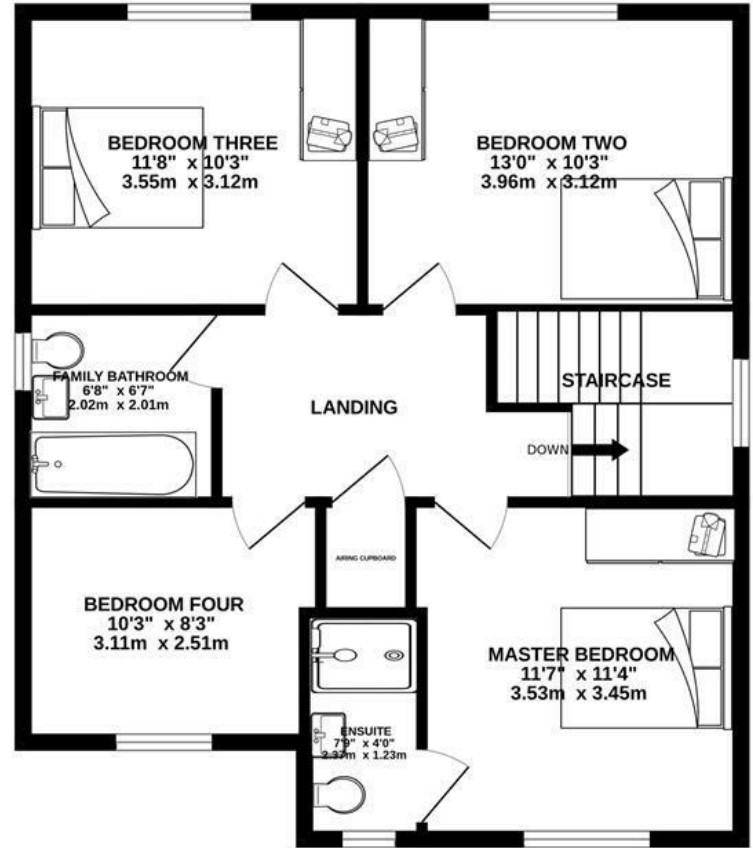




GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.1 sq.m.) approx.

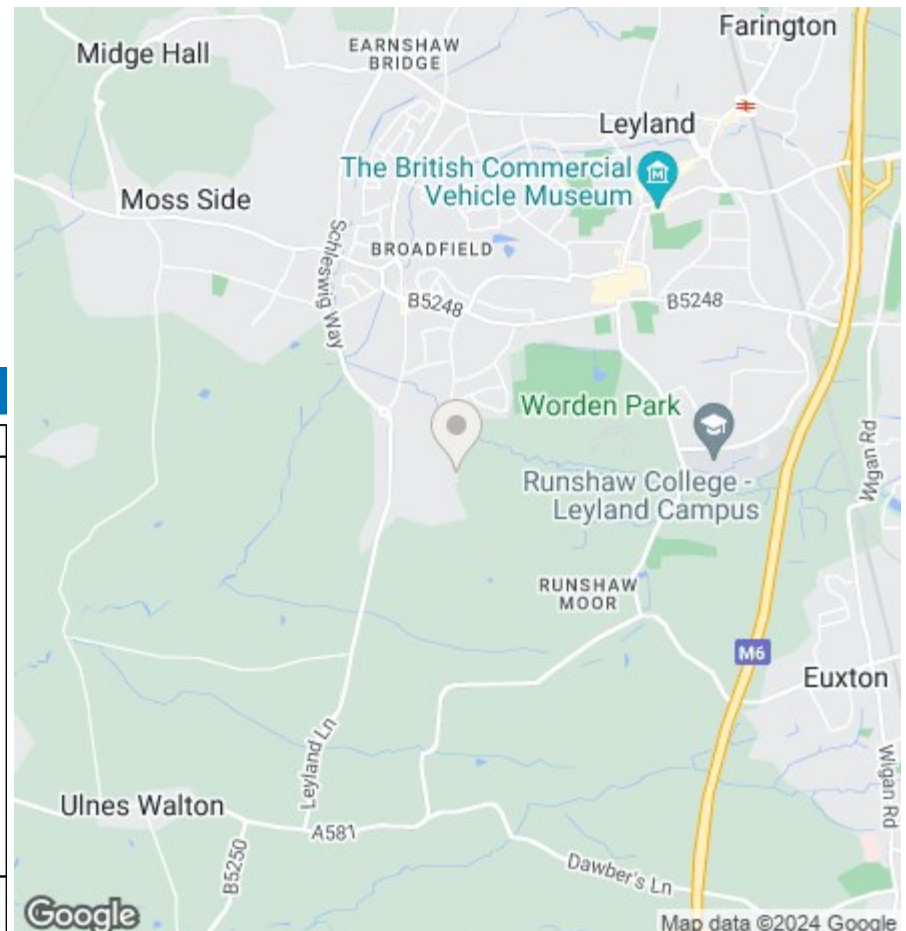


TOTAL FLOOR AREA : 1367 sq.ft. (127.0 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	