



Grange Road, Leyland

Offers Over £190,000

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom bungalow, situated in a quiet area less than a 10-minute drive from Leyland town centre. This charming property is ideal for those seeking a peaceful lifestyle with the convenience of local amenities nearby. The area is surrounded by picturesque nature walks and offers excellent travel links, including local bus routes, the M6, and M65 motorways.

Upon entering the bungalow, you are greeted by a spacious entrance hallway that leads to all the rooms. The lounge is bright and inviting, featuring a large window that fills the room with natural light and a cozy fireplace, perfect for relaxing evenings. Across from the lounge, you'll find a modern three-piece family bathroom complete with a corner shower and a window, providing ample natural light.

The master bedroom is generously sized with a big window overlooking the back garden, offering a peaceful retreat. Bedroom two is versatile, suitable for use as a guest room, office, or additional living space. Continuing down the hallway, you enter the kitchen/dining room. The kitchen is well-equipped with three windows, integrated appliances including a hob, oven, and washing machine, as well as a fridge/freezer and an extra freezer under the counter. Sliding doors from the kitchen open directly into the garden area, seamlessly blending indoor and outdoor living.

The exterior of the property is equally impressive. The rear garden features a patio with plenty of seating space and a well-maintained lawn, perfect for outdoor gatherings. A garage at the rear of the garden is accessible both from the garden and the driveway. At the front of the property, you'll find a landscaped lawn and colorful flowers enhancing the home's curb appeal. The driveway, located just to the side of the house in front of the garage, provides convenient parking.

This charming bungalow offers a comfortable and convenient lifestyle, making it an excellent choice for anyone looking to enjoy the best of both worlds in a peaceful yet well-connected location.



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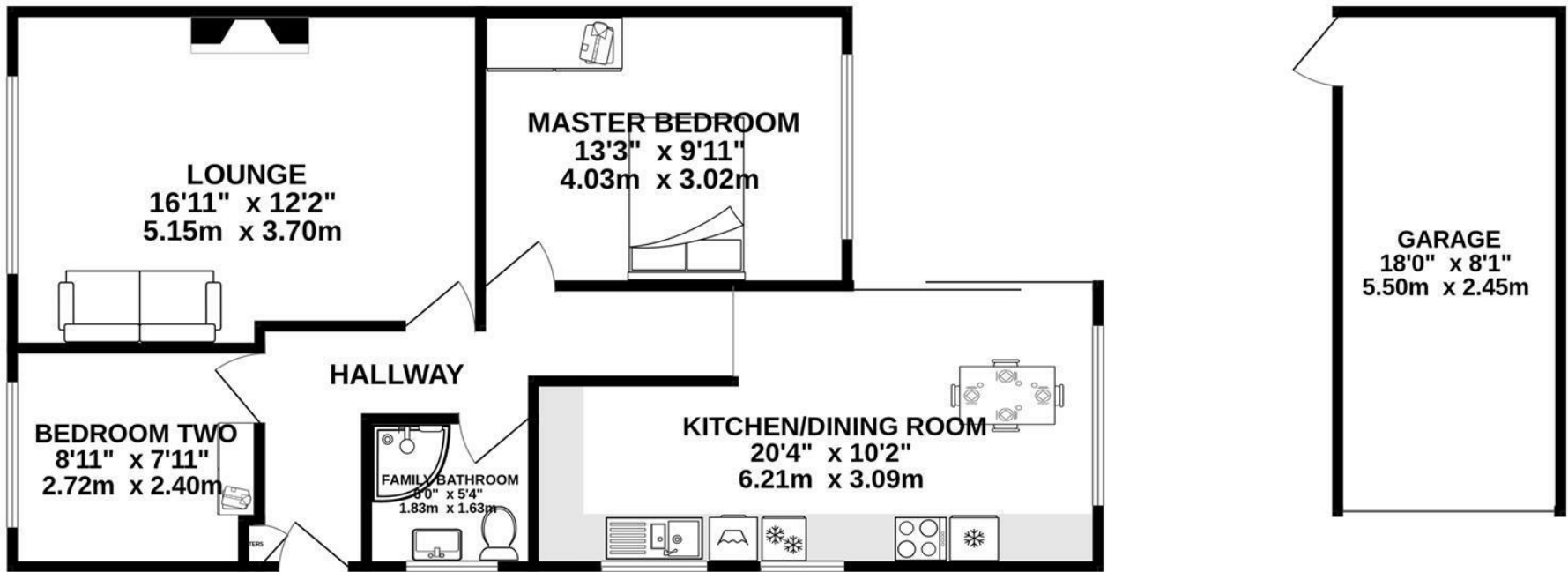
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GROUND FLOOR 834 sq.ft. (77.5 sq.m.) approx.

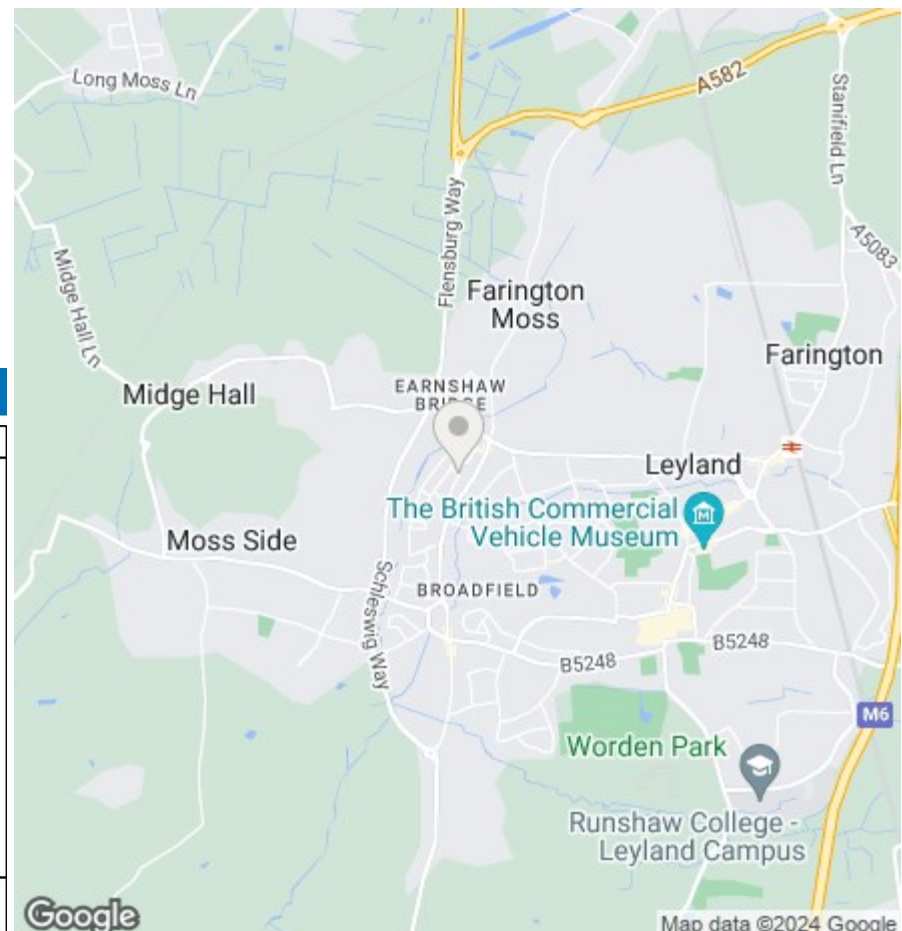


TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.

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		
(81-91) B		83
(69-80) C	68	
(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	