



Sherwood Avenue, Leyland

£350,000

Ben Rose Estate Agents are pleased to present to market this spacious four-bedroom detached house located on a quiet cul-de-sac on the edge of Leyland. This family home boasts a south-facing rear garden, garage, and driveway parking. Situated within easy reach of local amenities and excellent transport links, including nearby motorway access, this property offers both convenience and tranquillity.

Upon entering, the hallway welcomes you into this beautifully presented home. The lounge, bathed in natural light from the large front window and side window, offers a cosy retreat. The spacious kitchen/diner, equipped with modern fittings and ample space for dining, is ideal for family meals and entertaining. The study is perfect for those who work from home, and a utility room adds practicality. A WC and under-stairs storage complete the ground floor, providing convenience and ease of living.

Ascending to the first floor via the staircase, the spacious landing leads to the master bedroom featuring an ensuite with shower, toilet, and sink. Three additional well-proportioned bedrooms offer versatility for family members or guests. A family bathroom with a bath and shower over, toilet, and sink serves the upper floor, catering to daily routines with ease.

Externally, the property continues to impress. The driveway provides parking for multiple vehicles, leading to an integrated garage, offering secure storage. The front garden enhances the property's curb appeal, while the rear garden, benefiting from a desirable south-facing aspect, provides a private outdoor space for relaxation and recreation.

In summary, this detached family home offers spacious accommodation, complemented by a practical layout, modern conveniences, and a desirable location. Ideal for families seeking comfort, style, and easy access to amenities and transport links, viewing is highly recommended to appreciate all that this property has to offer.



BEN ROSE



BEN ROSE

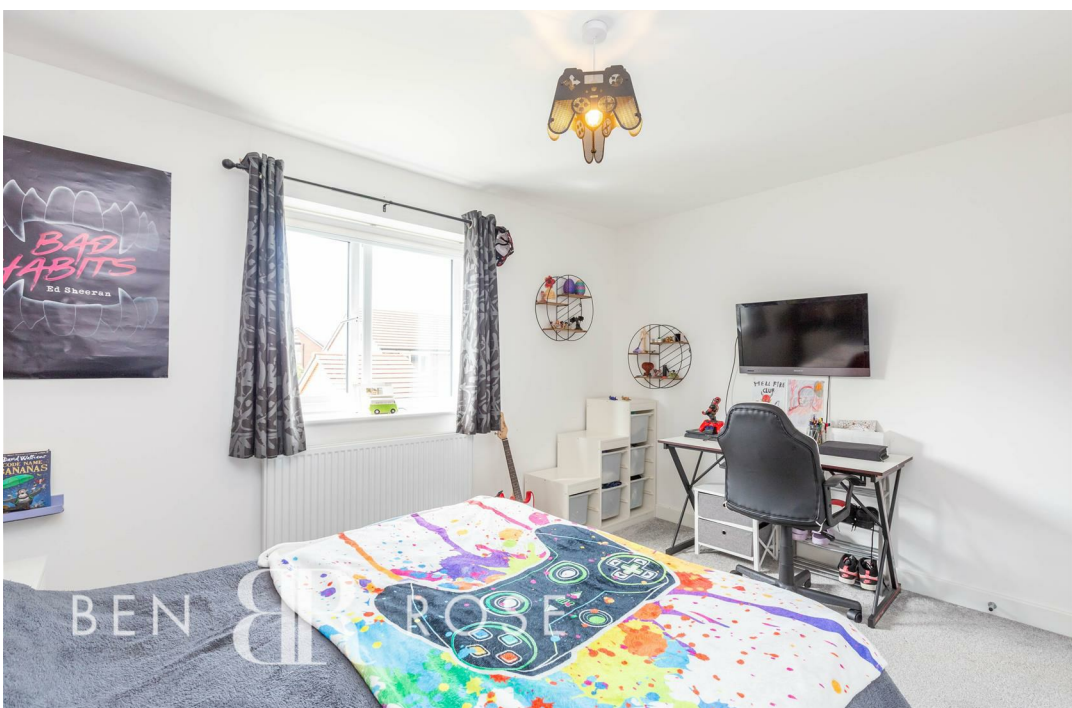
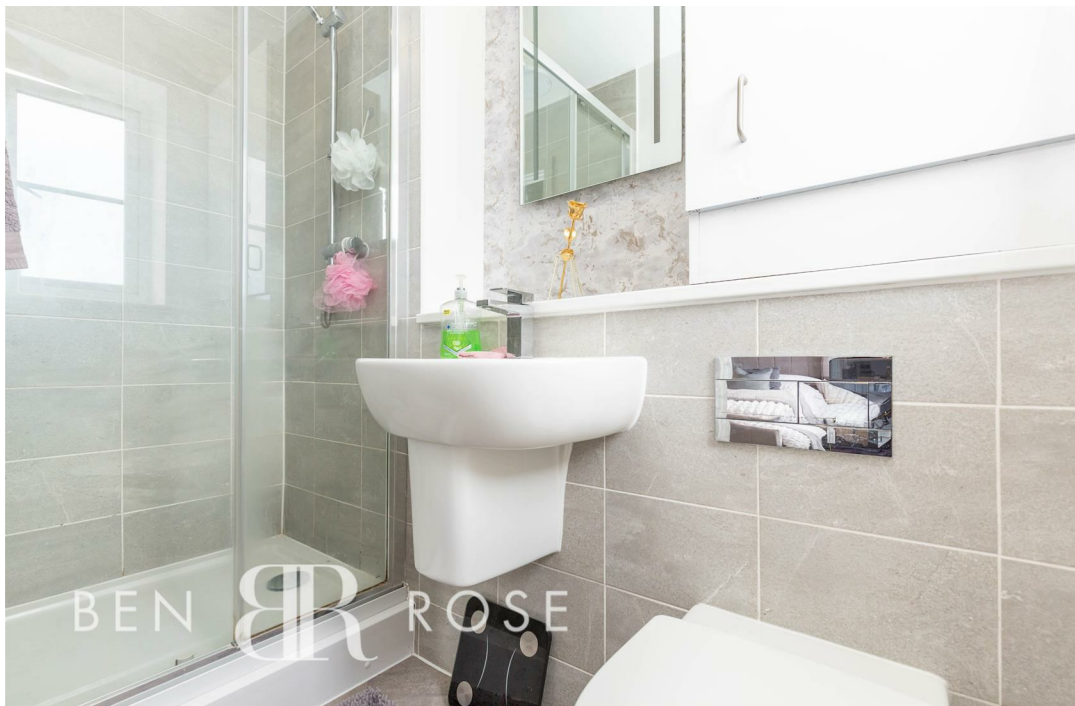










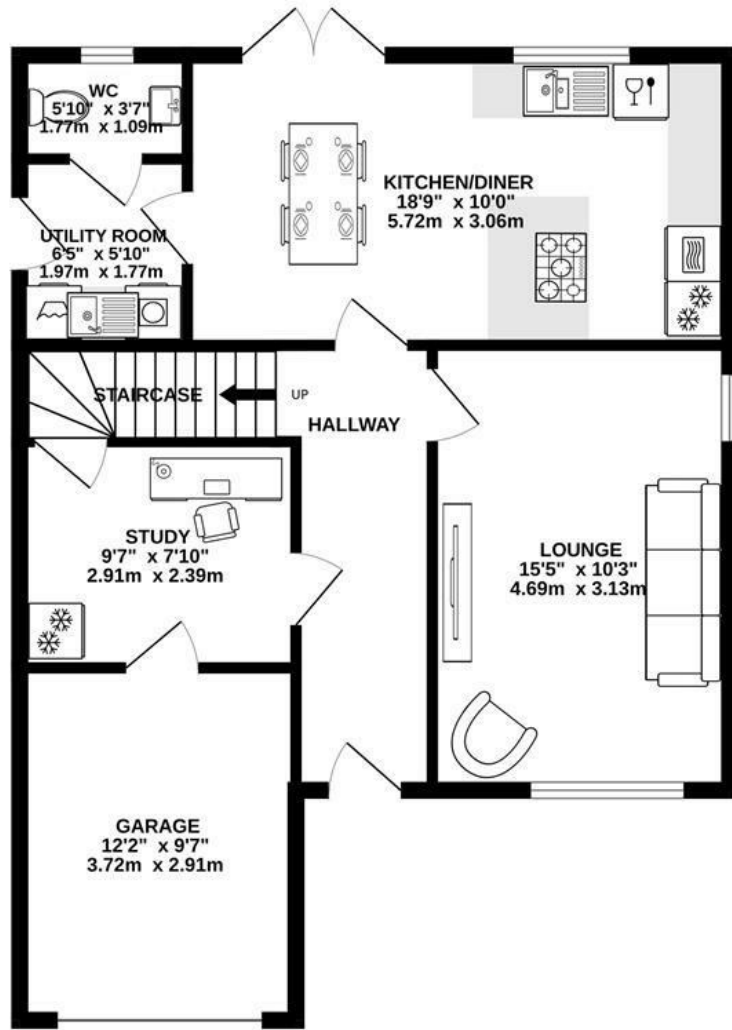




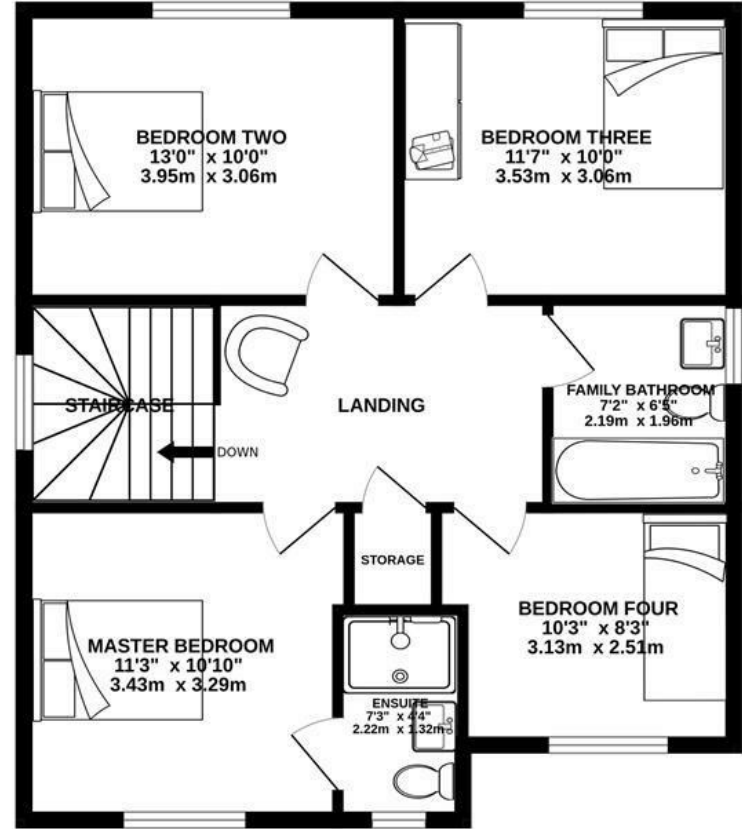




GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.

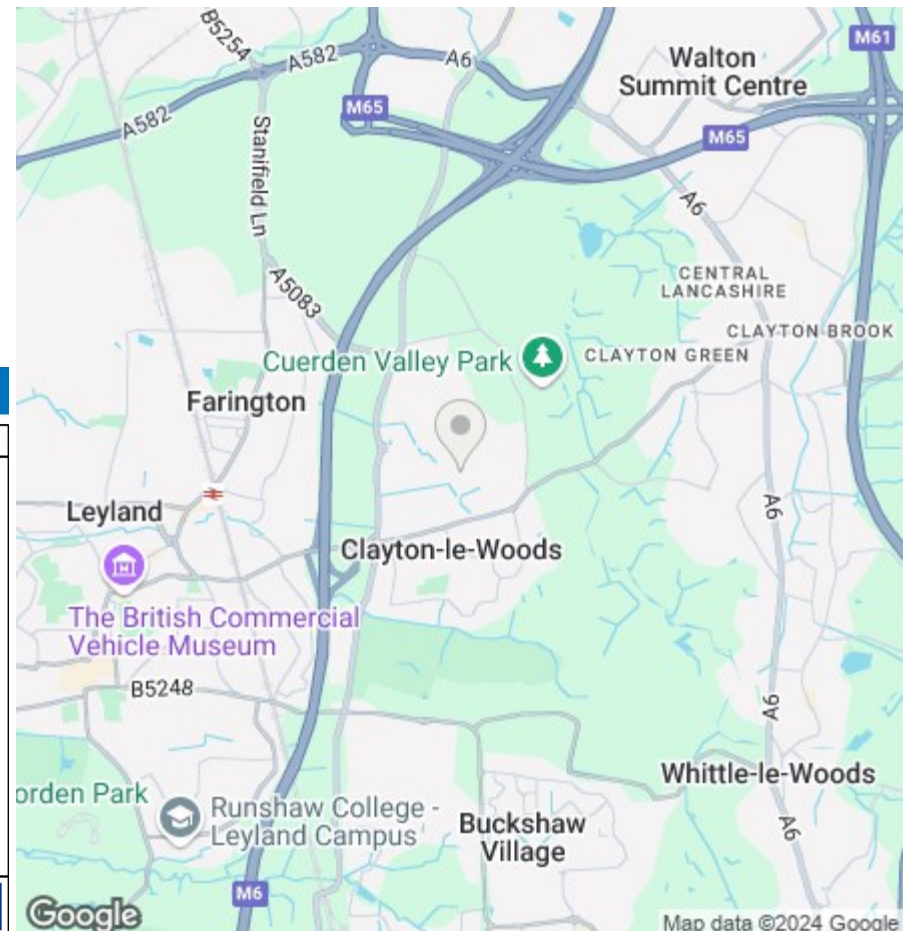


TOTAL FLOOR AREA : 1365 sq.ft. (126.8 sq.m.) approx.

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.
Made with Metropix ©2024



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 | | 93 |
| (81-91) B | 84 | |
| (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 | |