



## Edale Close, Leyland

**Offers In Excess Of £325,000**

Ben Rose Estate Agents are pleased to present to the market this deceptively spacious three-bedroom detached property, located in a quiet and highly desirable cul-de-sac in Leyland. This charming home, presented with no onward chain, is perfect for families seeking a versatile living space. Situated just a five-minute drive from Leyland town centre, the property benefits from proximity to superb local schools, shops, and amenities. The location also offers excellent travel links, with easy access to the M6 and M61 motorways, convenient local bus routes, and Leyland train station. The surrounding area is peaceful, with nearby parks adding to the appeal of this delightful home. Early viewing is highly recommended to avoid any potential disappointment.

Upon entering the property, you are welcomed into a practical entrance porch with handy storage, leading into the spacious hallway. The hallway provides access to the majority of the ground floor rooms and includes useful under-stair storage. To the right, you'll find the extended dining room, which is sized to accommodate a large family dining table, making it an ideal space for entertaining.

On the left, the expansive lounge spans the length of the home, benefiting from natural light at both the front and rear. The lounge features a charming fireplace as a focal point and sliding doors that open directly onto the rear garden, creating a seamless flow between indoor and outdoor living. Continuing down the hallway, you'll arrive at the kitchen, which offers ample wall and base units, as well as space for freestanding appliances. The kitchen leads into a spacious utility room, complete with an additional sink and space for a washer/dryer and tumble dryer. The utility room also provides internal access to the garage, which holds potential for conversion, and external access to the rear garden.

The first floor offers three generously sized double bedrooms, each providing ample space for family living. The spacious landing connects these rooms, creating a sense of openness. The three piece family bathroom comprises of a walk-in shower, ensuring a stylish and practical space for everyday use. Bedroom two benefits from integral storage, while the master bedroom is fitted with wardrobes, offering plenty of storage solutions.

Externally, the property boasts a large south-facing rear garden, which is a mature and private space perfect for outdoor activities and relaxation. The garden includes both lawned and paved areas, catering to various outdoor needs. To the front of the property, you'll find an easy-to-maintain lawn alongside a driveway that provides off-road parking for two cars. Additionally, the garage offers further parking or storage options. This property truly offers the perfect blend of comfort and convenience, making it an ideal family home.

















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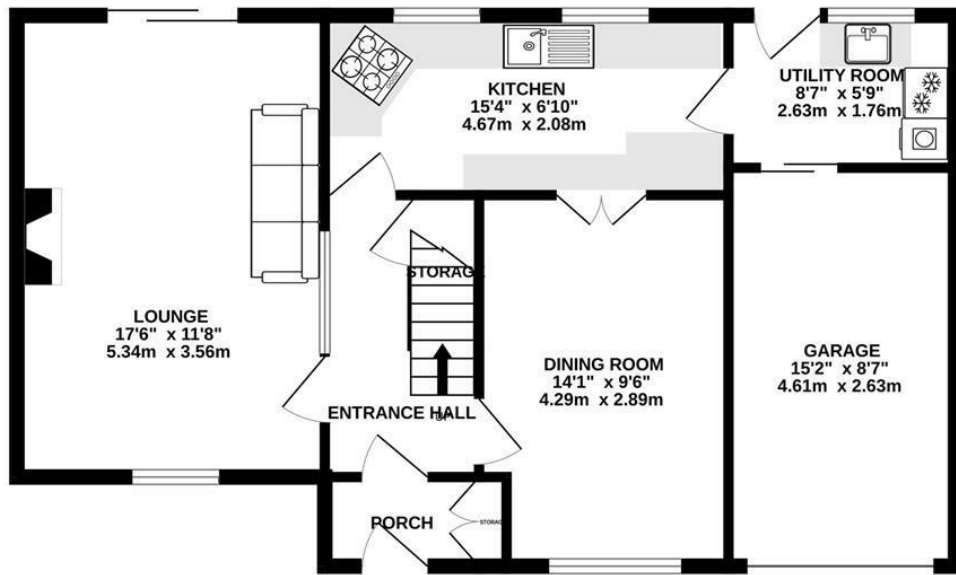




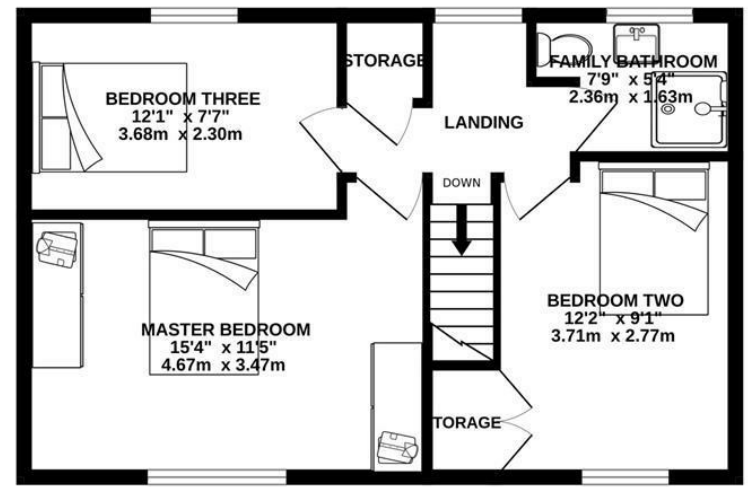




GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (44.0 sq.m.) approx.

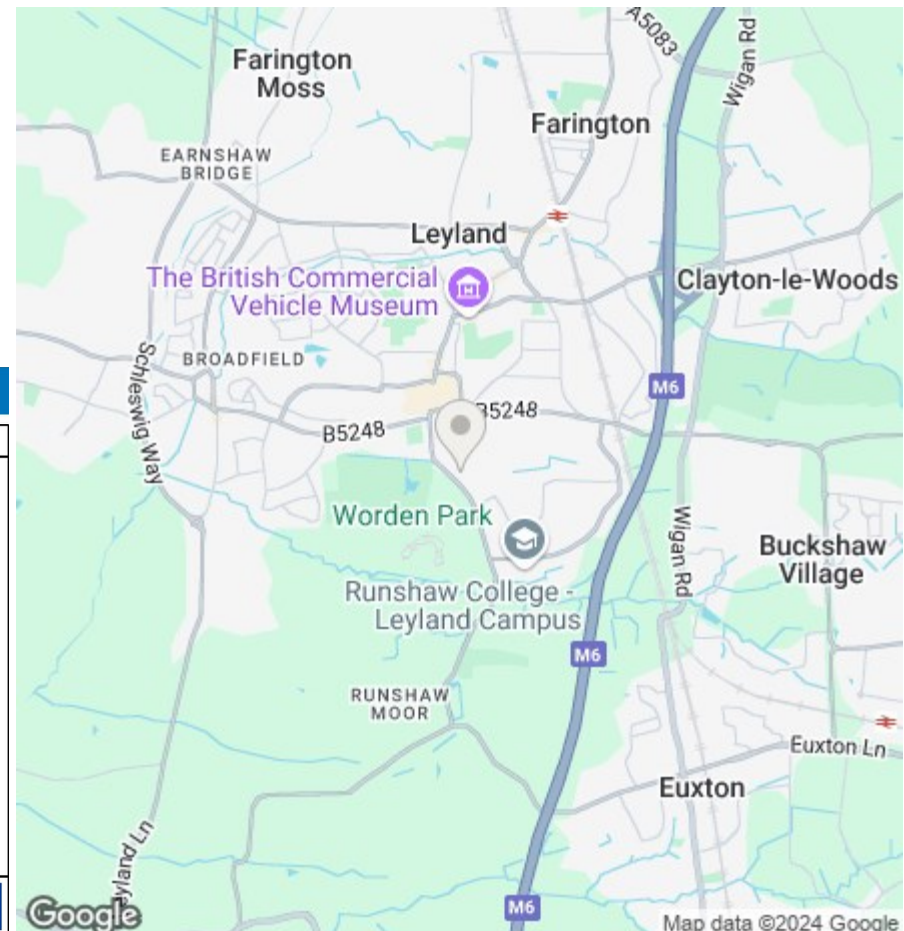


TOTAL FLOOR AREA : 1173 sq.ft. (109.0 sq.m.) approx.

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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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>	<b>56</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>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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