



Canberra Road, Leyland

Guide Price £170,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property in the heart of Leyland. Offering versatile living space throughout, the property is conveniently located near Leyland town centre, with superb local schools, supermarkets, and amenities nearby, as well as excellent travel links via the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

As you enter the property, you'll find a welcoming entrance hallway with stairs leading to the upper level. To the right is a spacious lounge featuring a large front-facing window and electric fireplace. Moving through, you'll enter the dining room, which offers ample space for a large family dining table and access to the rear garden via double patio doors. The modern kitchen, located at the rear of the property, is equipped with an integrated oven and hob, with plenty of space for additional freestanding appliances. A convenient WC and understairs storage complete the ground floor.

Upstairs, you will find three well-proportioned bedrooms, all benefiting from integrated storage. A four-piece family bathroom completes this level.

Externally, the front of the property features a private driveway with off-road parking for two vehicles. The generously sized, multi-tiered rear garden has tremendous potential and just needs some care and attention to truly flourish!



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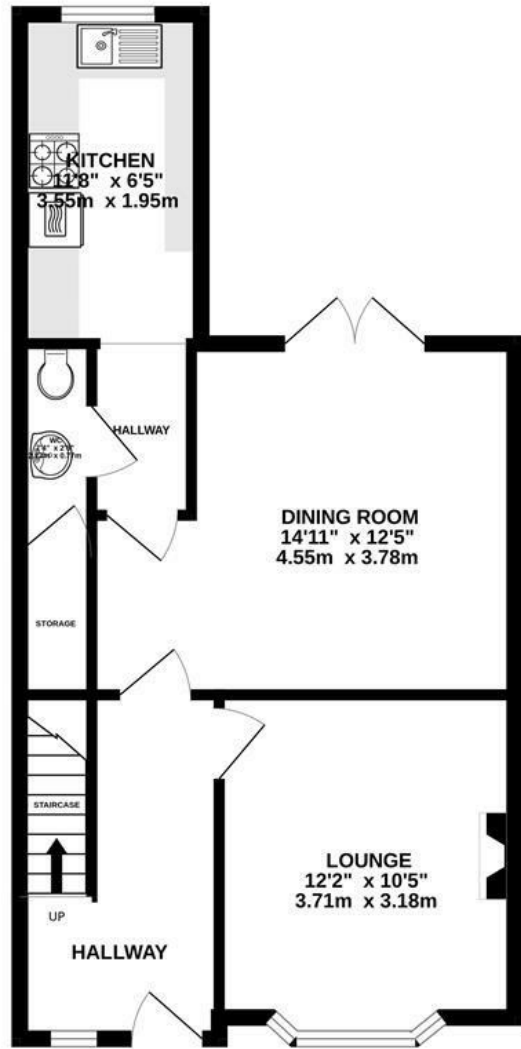




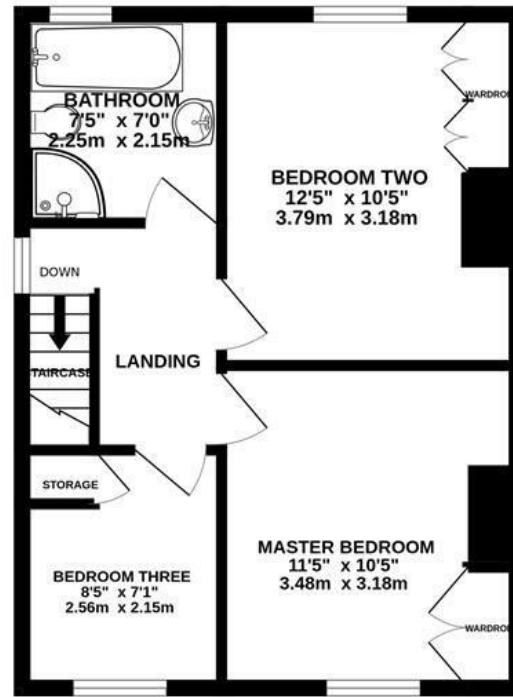




GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.

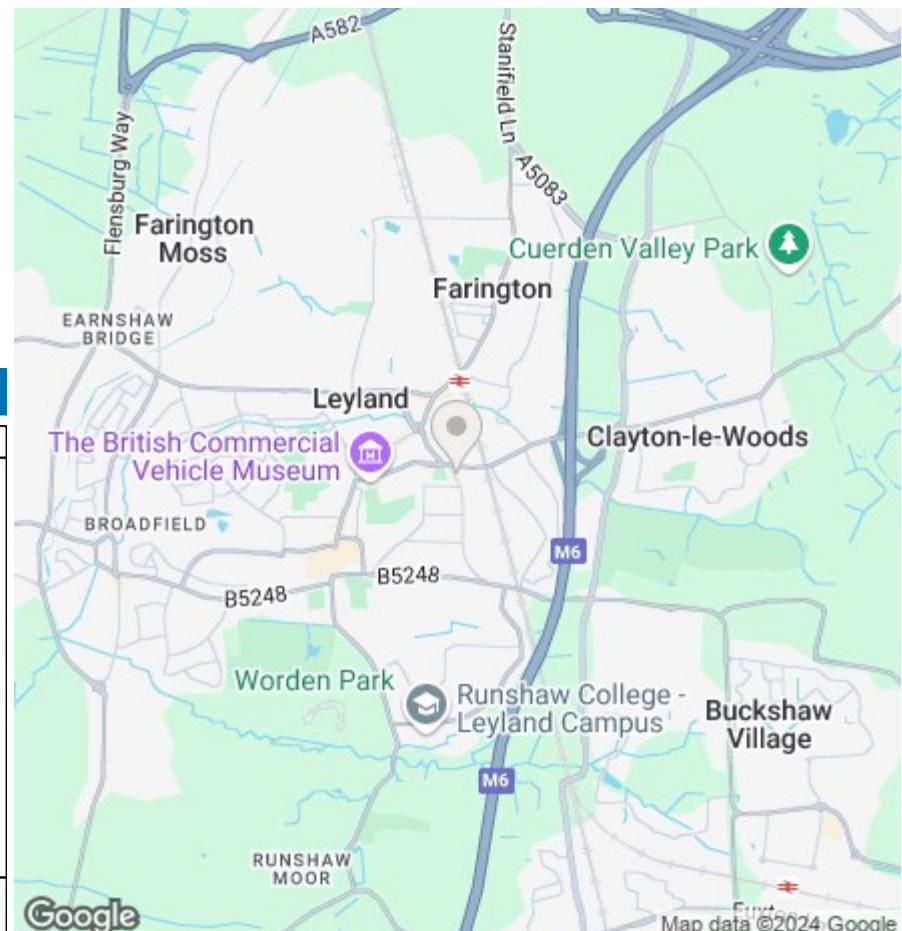


TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	