



**Egerton Road, Leyland**

**Offers Over £200,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three-bedroom semi-detached property, situated in a sought-after part of Leyland. This delightful home is within walking distance of Leyland town centre, offering easy access to superb local schools, supermarkets, and a variety of amenities. For commuters, the property boasts excellent travel links via the nearby M6 and M61 motorways, providing convenient routes to nearby towns and cities. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

As you enter the property, you're welcomed into a bright and inviting entrance hall that provides access to the spacious lounge where you'll notice the bay-fronted window that bathes the room in natural light, complimented by a modern electric fireplace. The lounge also benefits from under-stair storage, ideal for household essentials. Towards the rear of the home is the open-plan kitchen/diner – the perfect space for both everyday family life and entertaining. The kitchen is fitted with contemporary, integral appliances including a dishwasher, with ample room for additional freestanding units. The adjoining dining area comfortably accommodates a family dining table and offers access to the rear garden via a set of patio doors, complete with perfect-fit blinds. A conveniently located WC is also accessible from the kitchen, adding to the practicality of the ground floor layout.

Moving up to the first floor, you'll find three well-proportioned bedrooms, each featuring newly installed carpets. The master bedroom, positioned at the front of the home, boasts its own modern three-piece en-suite shower room. The third bedroom is versatile in its use, making it ideal as a home office or nursery. The first floor is completed by a stylish family bathroom, featuring a three-piece suite.

Externally, the property offers a driveway at the front, providing off-road parking for up to two cars. There is also a gated side access leading to the rear garden. The rear garden is a true highlight, being larger than average and beautifully landscaped with a mix of patio, decking, and lawned areas – perfect for enjoying summer evenings or outdoor gatherings. The garden is bordered by tall fencing for added privacy and a safe space for children or pets.

Overall, this home is beautifully finished throughout with new carpets and Venetian blinds throughout downstairs, move-in ready, and ideal for a family looking to settle in a prime location in Leyland.





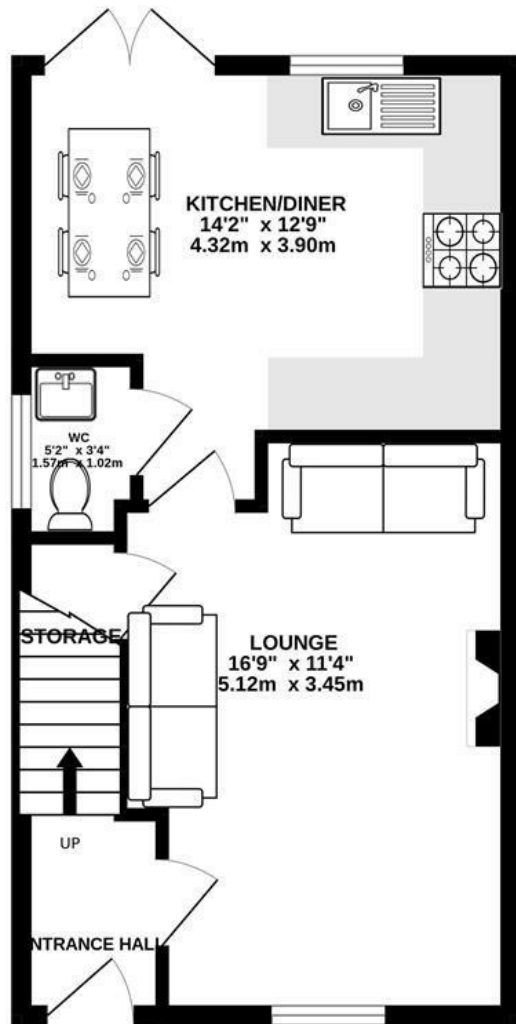




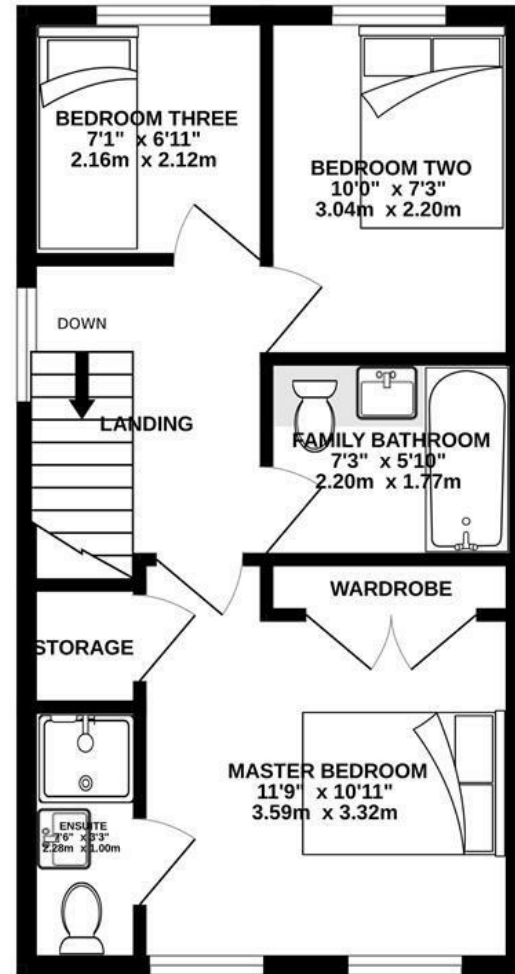




GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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) <b>A</b>		<b>89</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>76</b>	
<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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

