



Alder Close, Leyland

Offers Over £170,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom end terrace home situated in a quiet residential area on the outskirts of Leyland. Boasting versatile spaces and large rooms, its prime location ensures convenience, with local schools, shops, and amenities close by. For commuters, travel links are provided via the nearby bus stops for the 111 going to Preston which is only a 15 minute drive by car, as well as the M6 motorway.

Upon entering, you are greeted by a welcoming entrance hall with stairs leading to the first floor and access to all ground floor rooms. Opposite the entrance, a spacious lounge awaits, featuring two large rear facing windows flooding the room with natural light. Continuing down the hall, you'll find a large modern kitchen dining with fitted amenities including a gas cooker, oven, and microwave. There is also a spacious storage room located at the rear. This spacious and bright kitchen is perfect for dining and socialising and offers a seamless transition into the garden through the patio doors.

Ascending to the first floor, you'll discover three well-proportioned bedrooms. Both the master and bedroom two can easily accommodate their own free standing wardrobes. Opposite the bedrooms is a convenient WC, and finishing the first floor is a good-sized family bathroom featuring a large walk-in shower in the corner and separate bathtub.

The rear garden captures plenty of light throughout the day and the existing greenhouse offers a nice retreat. The property also has its own driveway offering off-street parking. This home truly combines comfort and charm, making it an ideal choice for couples and small families alike.





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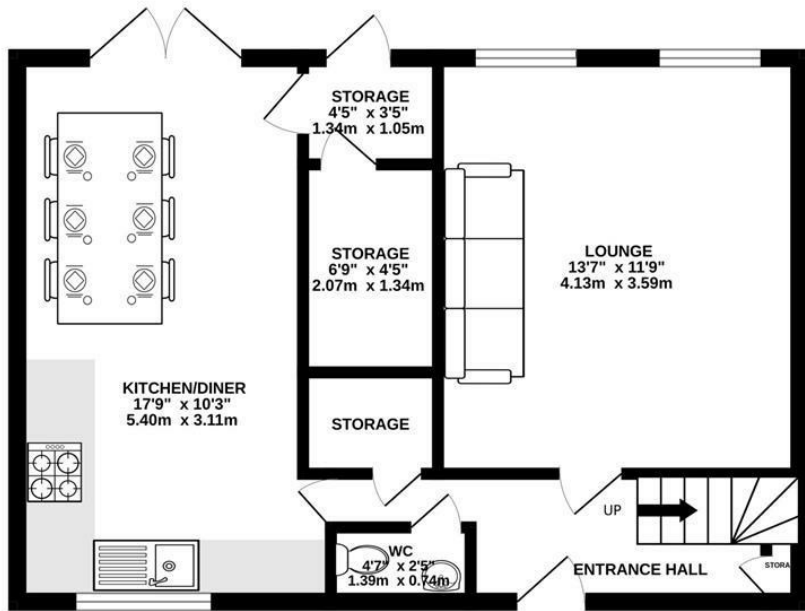




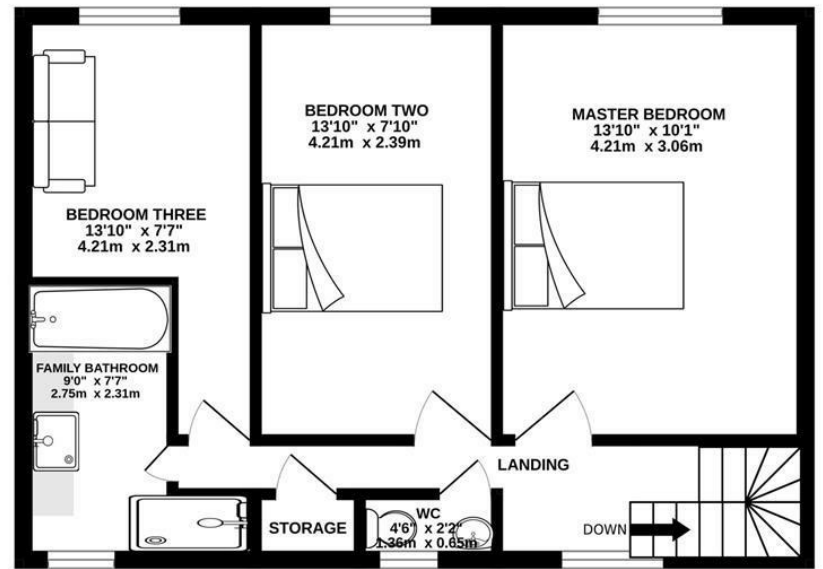




GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.

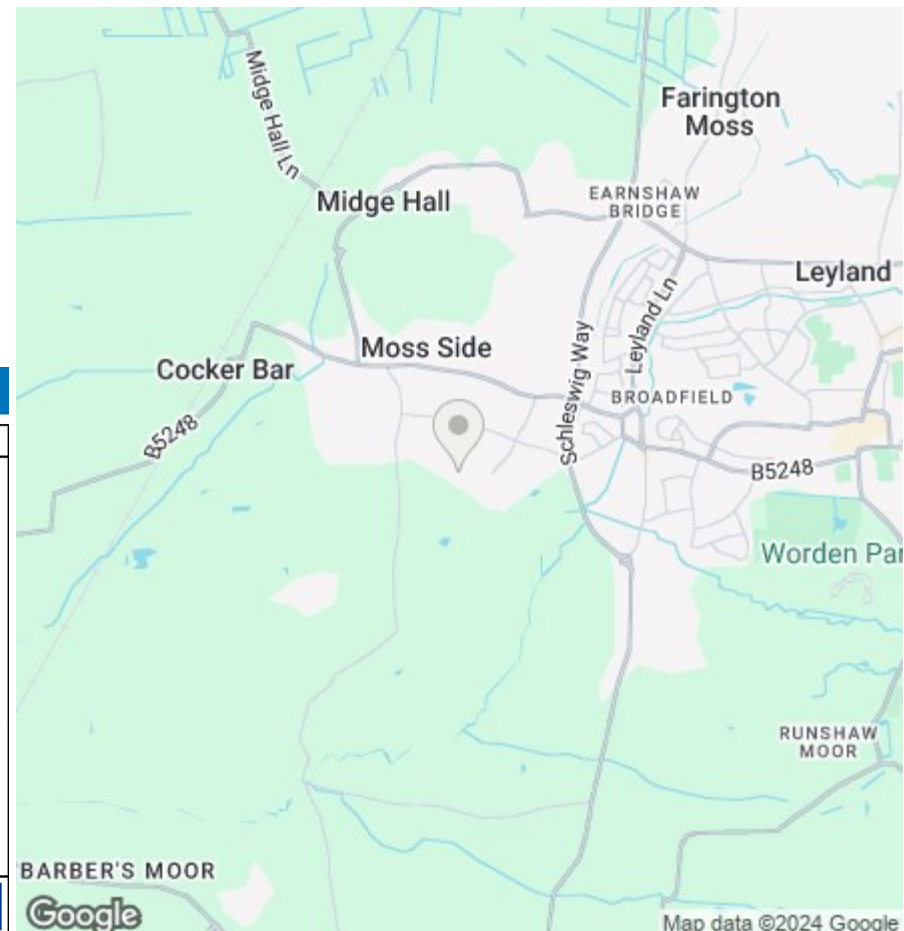


TOTAL FLOOR AREA : 903 sq.ft. (83.8 sq.m.) approx.

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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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		
(69-80) C		
(55-68) D	58	
(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	