



## Fairhaven Road, Leyland

**Offers Over £200,000**

Ben Rose Estate Agents are pleased to present to market this beautifully renovated two-bedroom, semi-detached true bungalow in the sought-after town of Leyland, Lancashire. This charming home has been modernised throughout, offering a move-in ready opportunity for its new owners. Conveniently located, it boasts excellent transport links, with Leyland Train Station just a short drive away, providing easy access to Preston, Manchester, and beyond. The nearby M6 and M61 motorways offer great connectivity for commuters. Local amenities, including supermarkets, cafes, and well-regarded schools, are all within close proximity, making this an ideal location for a range of buyers.

Upon entering the home, you're greeted by a welcoming porch that leads into the main hallway, providing access to the ground floor rooms. The spacious front lounge, a standout feature of the home, offers a cosy ambiance with its beautiful gas fire framed by a reclaimed brick surround. The room is well-lit and airy, making it the perfect space to relax.

Moving through the hallway, you'll find two generously sized bedrooms. The master bedroom, located at the rear, is large enough to accommodate a double bed and additional furnishings. The second bedroom, currently used as a home office, offers versatility and could easily be converted back into a bedroom if desired. The kitchen/diner is a modern space, fitted with ample storage cabinets and providing enough room for a dining table if required for family meals. From here, you have direct access to the conservatory, an ideal spot to unwind and enjoy the view of the garden. Completing the ground floor is a contemporary family shower room, conveniently positioned for easy access.

Heading outside, the property boasts an easy-to-maintain paved driveway with space for up to four cars, leading to a single detached garage that provides additional storage or parking. The real gem of the property is the sizeable, south-facing rear garden, offering privacy and tranquility. Mature shrubs and trees are thoughtfully placed between paved pathways, creating a lovely environment for outdoor entertaining or simply enjoying the peaceful surroundings.

In summary, this stunning bungalow, with its modern renovations and prime location, is a must-see for anyone seeking a beautiful, low-maintenance home in Leyland.













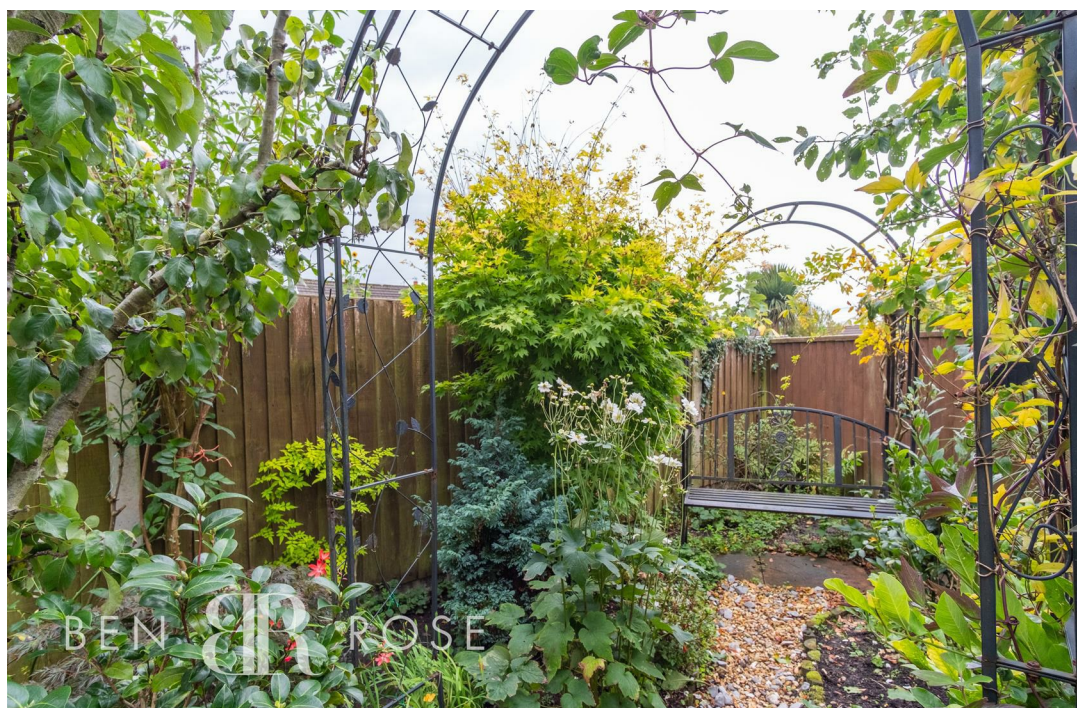






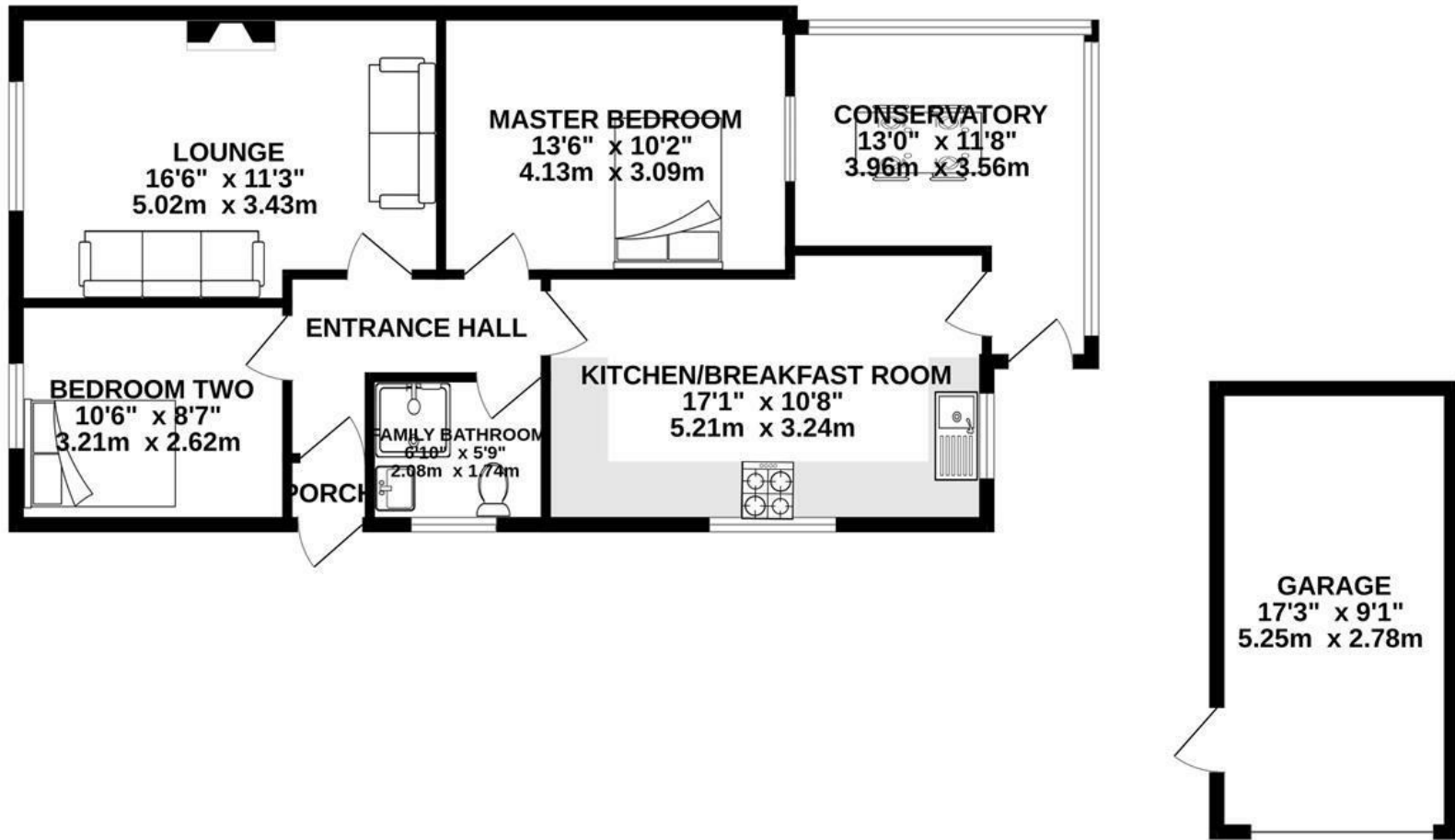








## GROUND FLOOR 949 sq.ft. (88.2 sq.m.) approx.

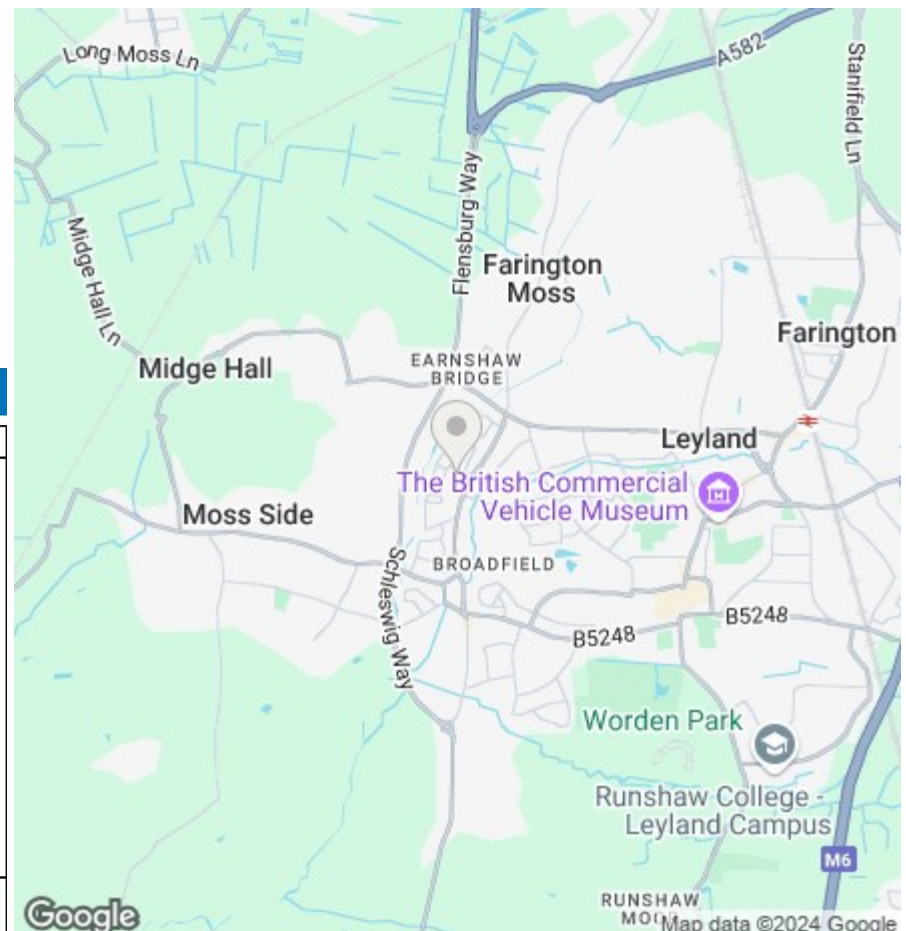


TOTAL FLOOR AREA: 949 sq.ft. (88.2 sq.m.) approx.

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) <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 energy efficient - higher running costs		
	<b>70</b>	<b>86</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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	