



## Retriever Street, Leyland

£280,000

Ben Rose Estate Agents are delighted to bring to market this beautifully presented, stone built, four-bedroom, semi-detached property spread across three floors, situated within a brand-new development in Leyland. This immaculate home is ideal for families, offering spacious, versatile rooms equipped with modern appliances and fittings throughout. Located just a short ten-minute drive from Leyland town centre, the property provides easy access to a range of supermarkets, restaurants, and amenities. Additionally, it benefits from excellent transport links via the nearby M6 and M61 motorways, ensuring convenient access to surrounding areas.

Upon entering, you are welcomed by a bright entrance hall, featuring a handy storage cupboard/cloakroom and a WC. At the front of the property, there is a flexible office space with a south-facing window, also perfect for use as a fourth bedroom or children's playroom. The hallway leads to a stunning open-plan kitchen/lounge/dining area. The modern kitchen is well-appointed with ample wall and base units and integrated appliances. Adjacent to the kitchen is a spacious area for a family dining table and a large sofa set. Patio doors open to the rear garden, flooding the space with natural light. Additionally, a large under-stair storage cupboard offers extra storage solutions.

The first floor accommodates two generously sized rooms. To the front is the cozy lounge with south facing window for ample light. To the rear of this floor is the master bedroom featuring a gorgeous three-piece ensuite, complete with a standalone shower. On the second floor, there are two further bedrooms. The second bedroom is another spacious double, while the third bedroom features includes a substantial integral storage cupboard and bay window. A stylish three-piece family bathroom with a bath completes this level.

Outside, the property continues to impress. The rear garden is of a good size primarily laid to lawn and enclosed by tall fencing for added privacy. There is also a patio and decking area, ideal for outdoor seating and entertaining. At the front of the house, you'll find a low-maintenance lawn and off-road parking for three cars along the side of the property.

This home is the perfect blend of modern comfort and convenience, located in a sought-after area. With its beautifully designed interiors, generous outdoor space, and proximity to key amenities and transport routes, this property is a true gem, ready for you to make your own.









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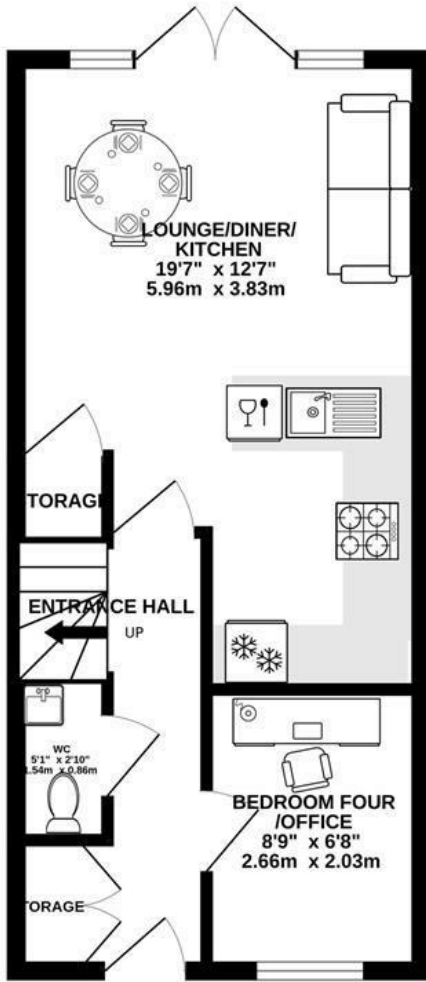




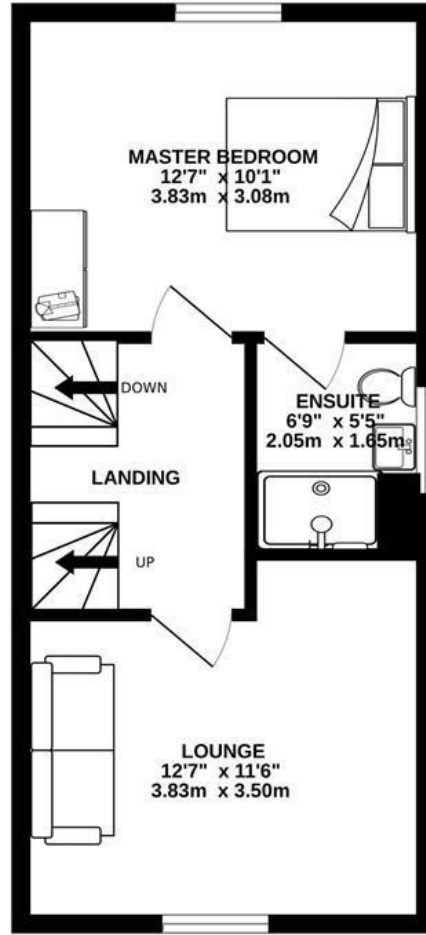




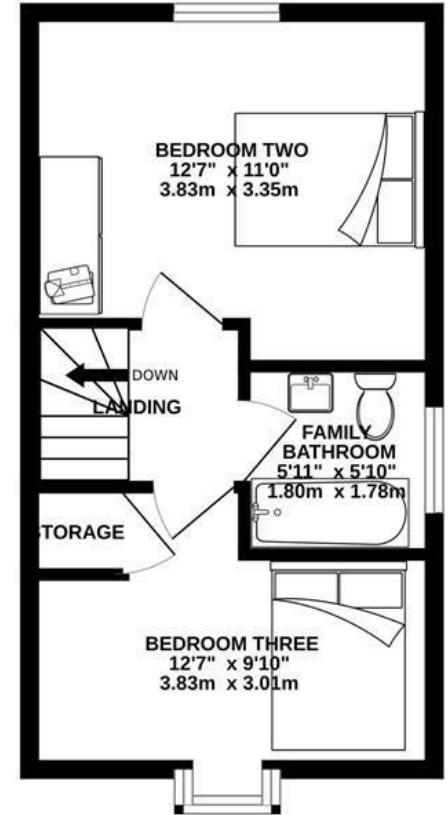
GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



2ND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.

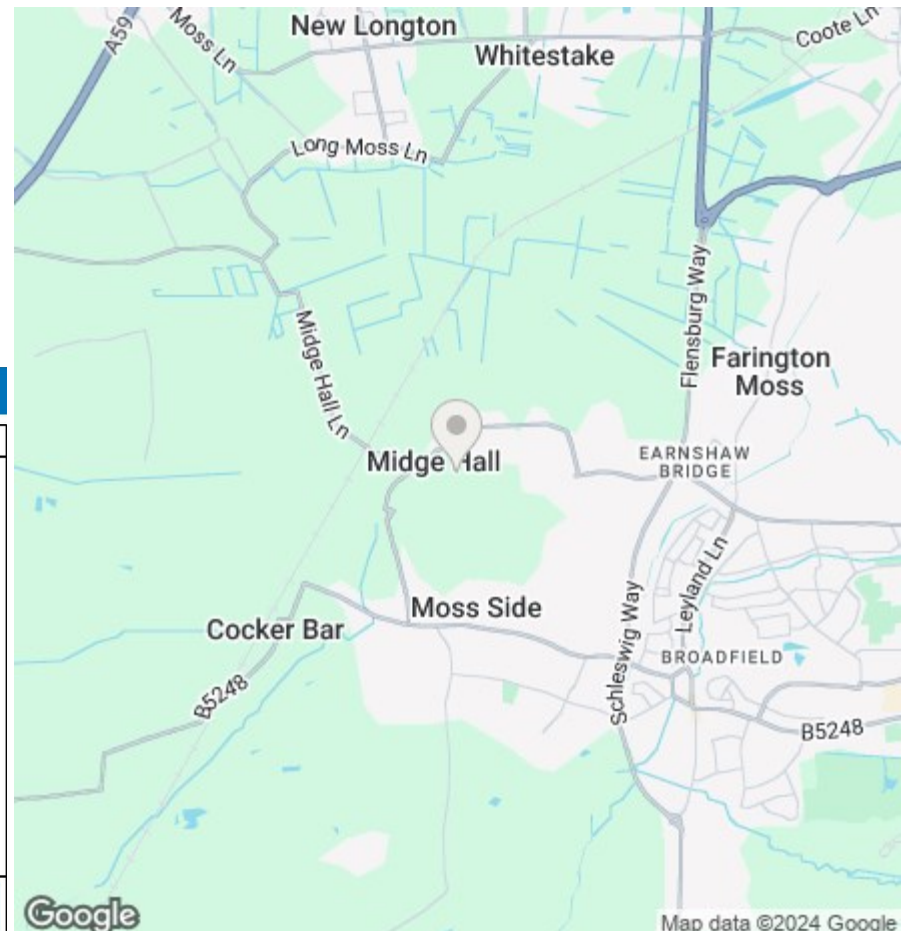


TOTAL FLOOR AREA : 1005 sq.ft. (93.4 sq.m.) approx.

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>		
(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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