



**Princess Street, Leyland**

**Offers Over £240,000**

Ben Rose Estate Agents are pleased to present to market this beautifully extended four-bedroom semi-detached home, located in a popular residential area of Leyland, Lancashire. This family-friendly property offers spacious and modern living, making it ideal for growing families. Situated close to local amenities, it benefits from excellent transport links, including nearby train stations and easy access to the M6 and M61 motorways, providing convenient routes to nearby towns and cities. Schools, parks, and shopping facilities are all within a short distance, making this an ideal location for a family lifestyle.

As you enter the home, you are greeted by a welcoming hallway leading to a spacious front lounge. This room is tastefully decorated and features a cosy log burner, creating a warm and inviting atmosphere. Moving through the home, you'll find the stunning extended kitchen/family room at the rear, a true highlight of the property. This versatile space is perfect for both everyday living and entertaining, with room for a large formal dining table and a snug area for relaxation. The room is bathed in natural light from the large windows, bi-fold doors leading to the garden, and dual skylights that add an extra touch of elegance. The modern kitchen features sleek handleless cabinets, a sweeping breakfast bar, a double oven and a modern induction hob that faces into the room, allowing you to cook while staying connected with family or guests. Adjacent to the family room is a handy utility room, providing ample space for a washer and dryer, ideal for busy family life. Completing the ground floor is a four-piece family bathroom.

On the first floor, you'll find four good sized bedrooms. The master bedroom benefits from its own en-suite shower room. The remaining bedrooms are all well-proportioned, offering comfortable living space for family members or guests.

The exterior of the home includes a block-paved driveway at the front, offering parking for multiple vehicles. To the rear, there is a sizeable lawned garden, perfect for outdoor activities and family gatherings.

This property combines modern living with thoughtful design, making it a fantastic family home in a highly desirable location.





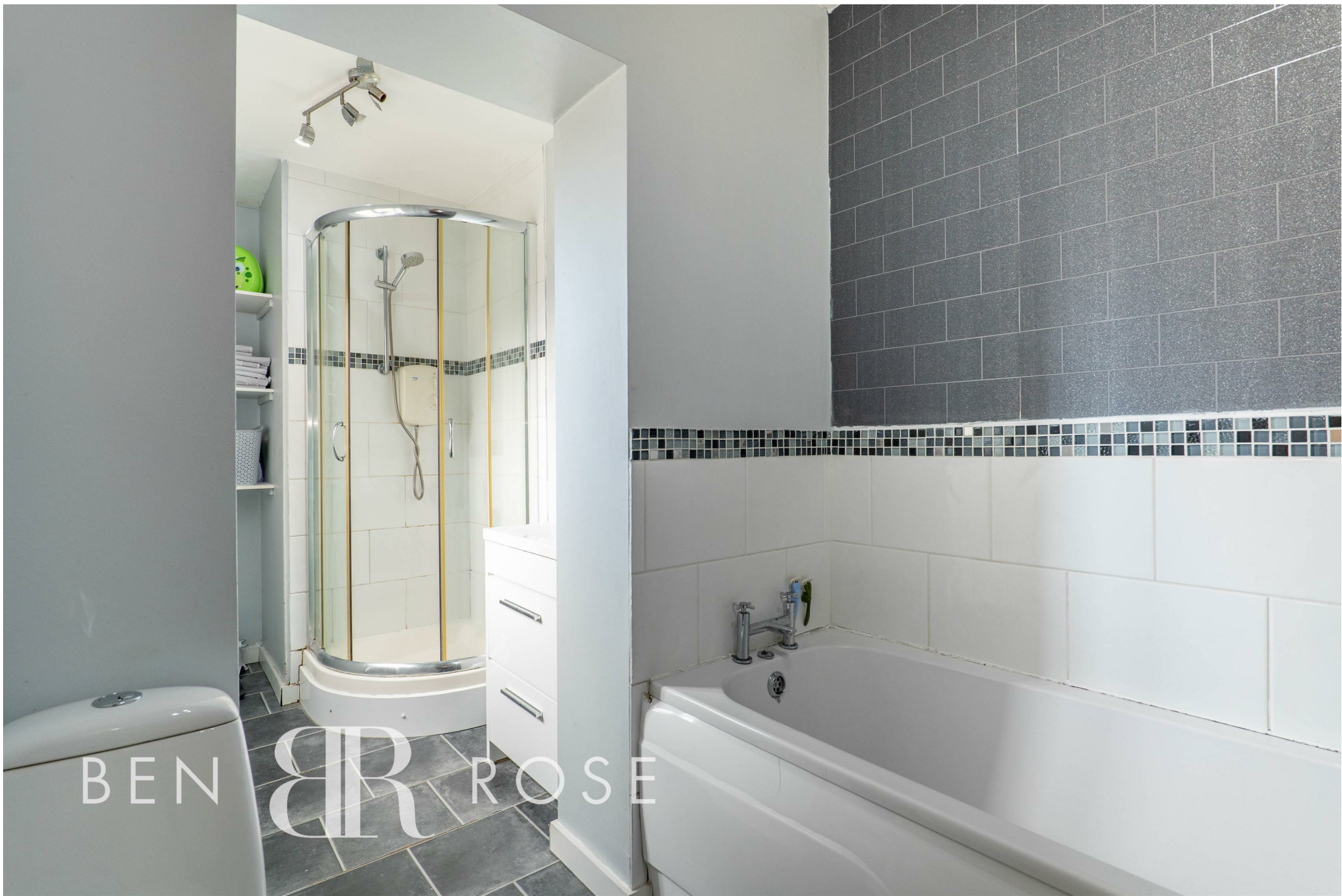
















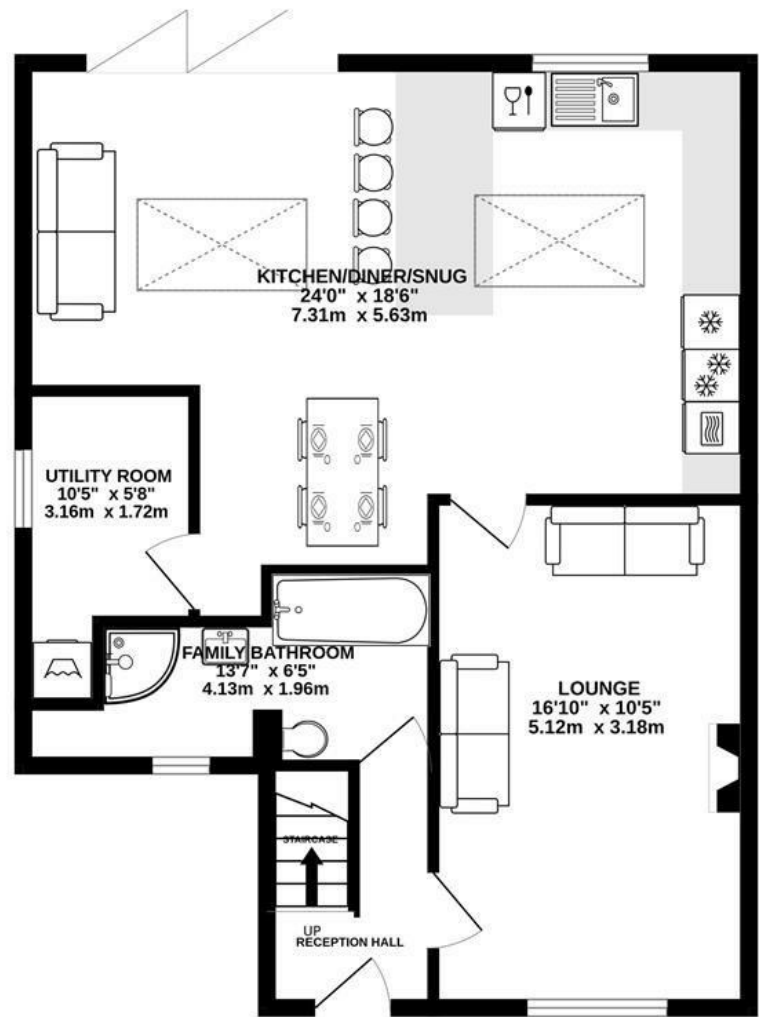




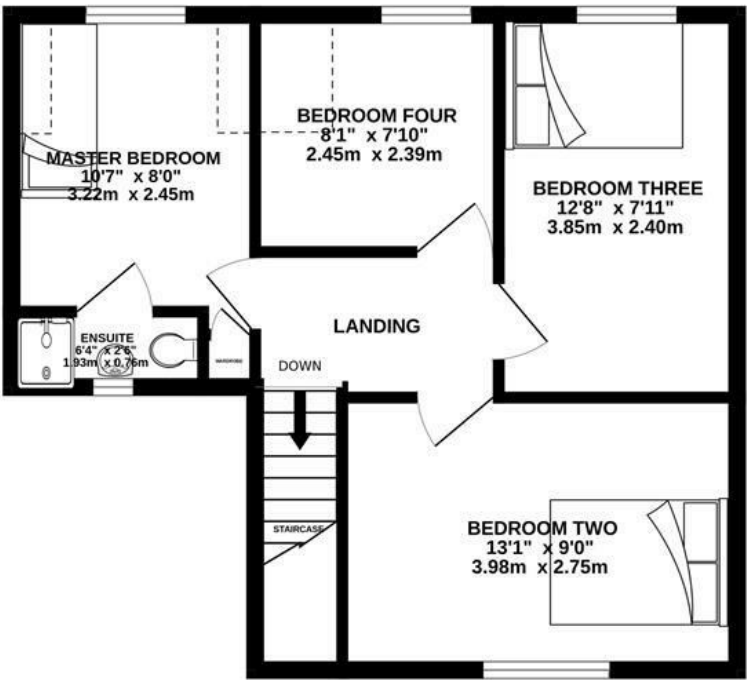


# BEN ROSE

GROUND FLOOR  
680 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.





TOTAL FLOOR AREA : 1123 sq.ft. (104.4 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) A                                 | <div>70</div> | <div>86</div>  |
| (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<br>2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very environmentally friendly - lower CO2 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 CO2 emissions |         |   |
| England & Wales                                     |         | EU Directive<br>2002/91/EC  |
|   |         |  |

