



## Parish Gardens, Leyland

**£220,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom, semi-detached property set over three floors, located in a popular and quiet cul-de-sac in Leyland. This delightful home is perfect for families, offering versatile living space throughout. The property is ideally positioned within walking distance of Leyland town centre, where you will find a range of superb local schools, supermarkets, and amenities. For commuters, the property benefits from excellent travel links, with the nearby Leyland train station, local bus routes, and easy access to both the M6 and M61 motorways.

Upon entering the property, you are greeted by a welcoming entrance hall, which provides access to all ground floor rooms. At the front of the home is a modern kitchen, equipped with ample wall and base units, an integrated hob and oven, and space for freestanding appliances. Just off the entrance hall, there is a convenient WC. To the rear of the property is the spacious lounge/diner, which offers plenty of room for a family-sized sofa set and dining table. The room is flooded with natural light from a set of patio doors that lead directly out to the south-facing garden.

Moving up to the first floor, you will find two good sized bedrooms. The second bedroom spans the width of the home, providing ample space for furnishings. The third bedroom would make an ideal home office, study, or nursery. Completing the first floor is the three-piece family bathroom, which features a bath with an over-the-bath shower.

On the second floor, you will find the master bedroom, a spacious double that comes complete with fitted wardrobes and a skylight that allows for plenty of natural light. The master also benefits from its own private ensuite shower room, adding an extra touch of luxury to the space.

Externally, the property boasts a good-sized rear garden, primarily laid to lawn with a patio area perfect for outdoor entertaining. The garden is fully enclosed with tall fencing, offering both privacy and security. To the front of the property, there are two off-road parking spaces, with the added advantage of a communal park directly opposite, ensuring the home is not overlooked. The quiet, family-friendly cul-de-sac adds to the appeal of this lovely home, making it an ideal place to settle.

This charming property offers a wonderful opportunity for family living and must be viewed to fully appreciate all it has to offer.





















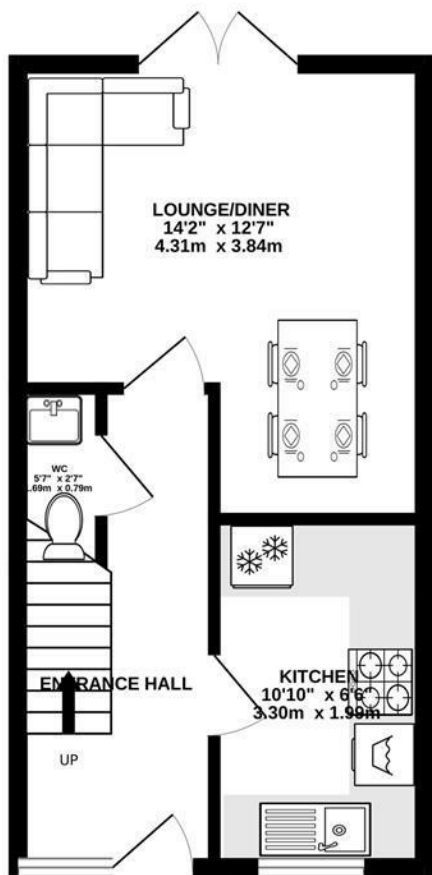




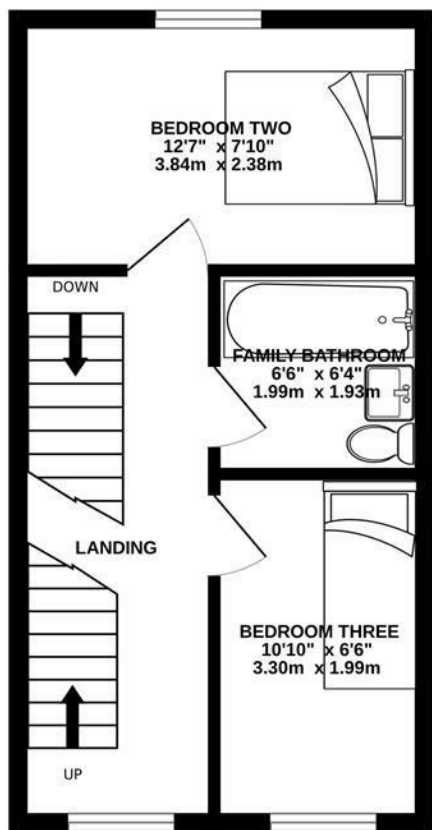


# BEN ROSE

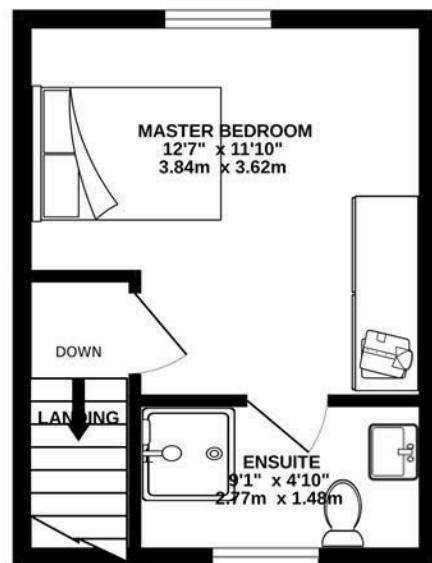
GROUND FLOOR  
315 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.2 sq.m.) approx.



2ND FLOOR  
211 sq.ft. (19.6 sq.m.) approx.






TOTAL FLOOR AREA : 841 sq.ft. (78.1 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC
		