



Ennerdale Close, Leyland

Offers Over £260,000

Ben Rose Estate Agents are pleased to present to market this extended three-bedroom detached bungalow, located in a popular area of Leyland, Lancashire. This charming property offers a fantastic opportunity for families, or those seeking a renovation project. Situated close to a variety of amenities, it benefits from nearby schools, shops, and recreational facilities, making it an ideal choice for convenience. Leyland offers strong travel links, with easy access to local bus routes and the M6 motorway, which provides connectivity to Preston, Chorley, and beyond. Leyland Train Station is also a short drive away, facilitating smooth commutes to larger cities.

Stepping inside, you are welcomed by a spacious entrance hall that leads into the heart of the home—an open-plan kitchen/diner. This inviting space offers plenty of room for family meals and gatherings. Moving from the dining area, you enter a comfortable lounge filled with natural light. The ground floor layout continues with three well-sized bedrooms, all accessible from the lounge area. A three-piece family bathroom provides both convenience and functionality.

On the other side of the kitchen, you'll find an additional versatile space that could be used as an office or playroom, ideal for those working from home or needing extra family space. Adjacent to this room is a convenient shower room, adding further practicality to the property's layout and catering to the needs of a growing family.

Externally, the property boasts a private driveway at the front with parking space for up to two cars. The secluded rear garden provides a peaceful retreat, featuring a well-maintained patio area perfect for outdoor dining and relaxation. This property offers no onward chain and a blend of comfort and potential, making it an ideal choice for buyers looking for a customizable family home in a prime Leyland location.





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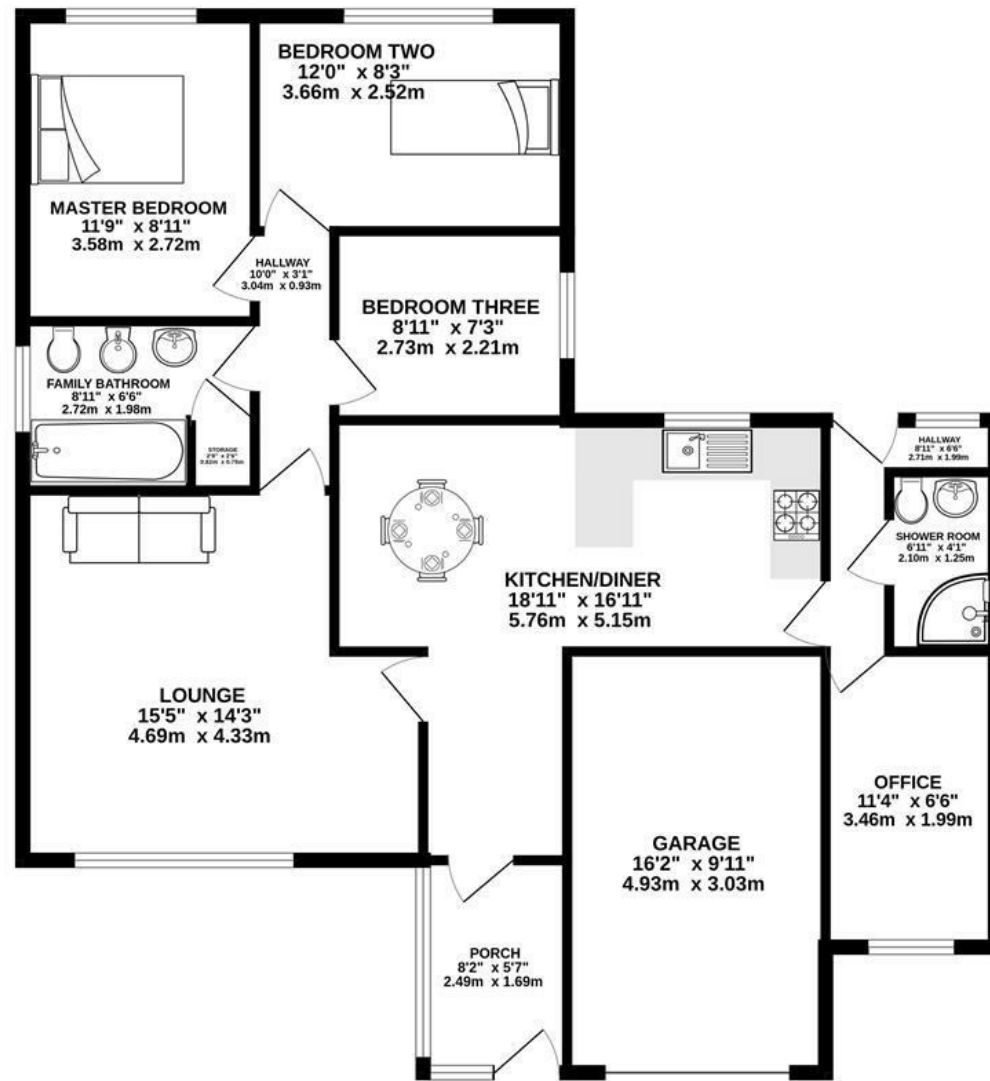








GROUND FLOOR
1106 sq.ft. (102.7 sq.m.) approx.

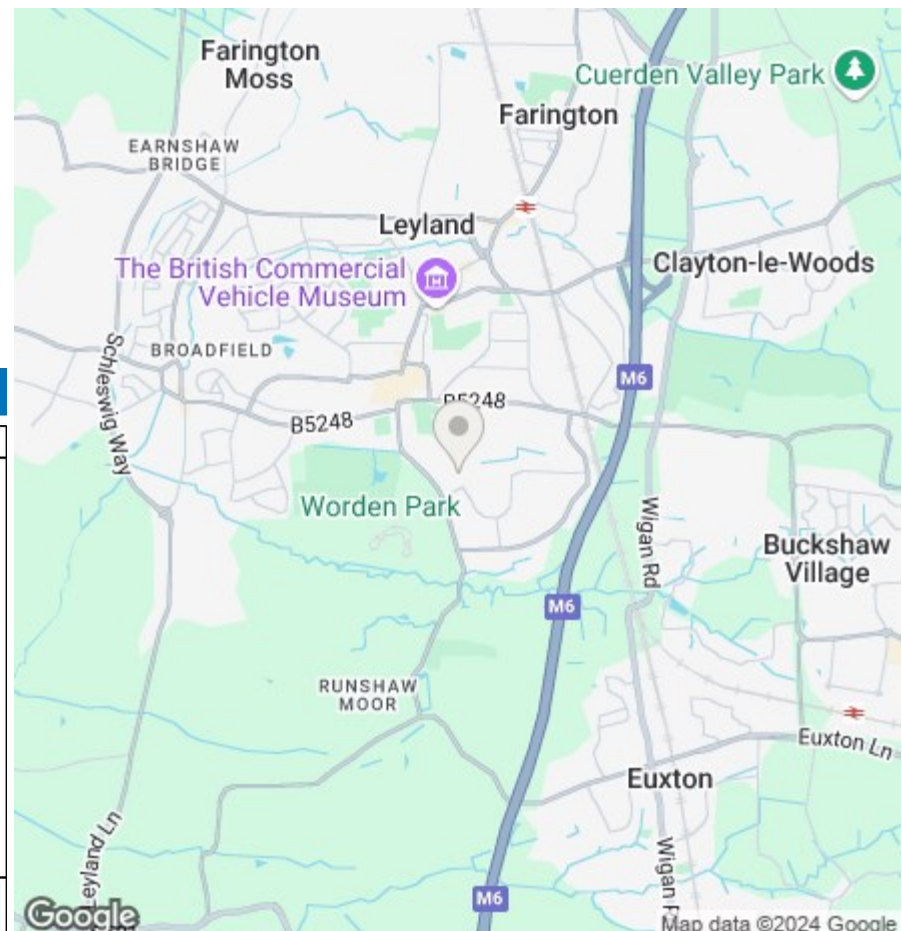


TOTAL FLOOR AREA : 1106 sq.ft. (102.7 sq.m.) approx.

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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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	