



## Parish Gardens, Leyland

**Offers Over £180,000**

Ben Rose Estate Agents are delighted to bring to market this delightful three bedroom, end terraced property situated in a quiet cul de sac on popular residential estate in Leyland. This would be an ideal home for a first time buyer looking to get onto the property ladder. The property is within walking distance to Leyland town centre and its superb local schools, supermarkets and amenities. There is also fantastic travel links via the nearby train station, bus routes and M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall that leads into the spacious lounge/diner. The lounge has been beautifully presented and features patio doors to the rear garden, enough room for a large sofa set and family dining table and additional under-stair storage. Back through the hall, you'll enter into the good sized kitchen/breakfast room with options for both freestanding and integral appliances, complimentary worktops and a breakfast bar for two. The reception hall also gives access to the stairs and convenient downstairs WC.

Moving upstairs, you'll find three good sized bedrooms, two of which are spacious doubles with the master benefitting from fitted wardrobes. You'll also find the three piece family bathroom on this floor.

Externally, to the front of the property lies two allocated parking bays. To the rear is a generously sized garden with a laid lawn, decking and bar area.

Other notable features include a fully boarded loft and a new boiler fitted in the last 18 months.





















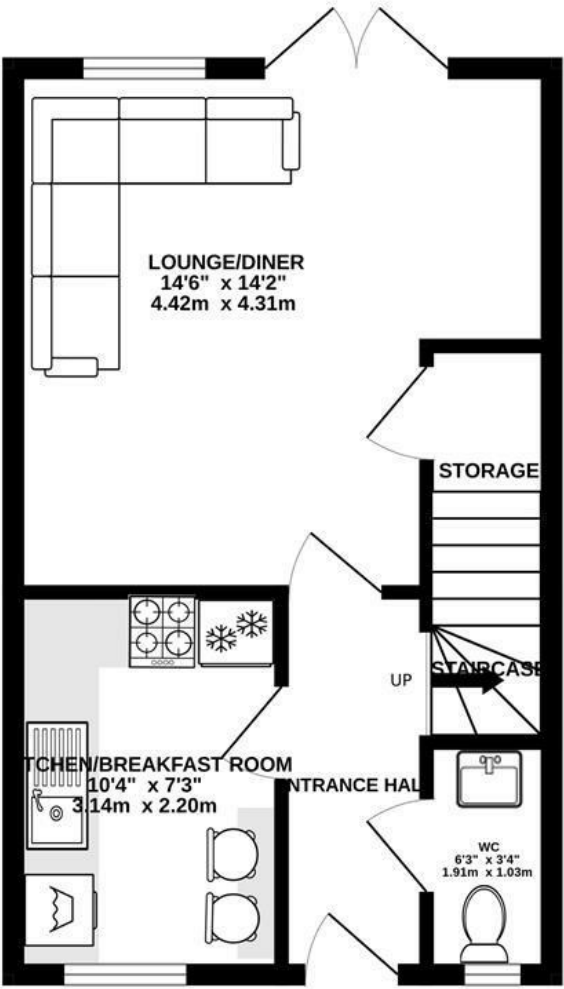




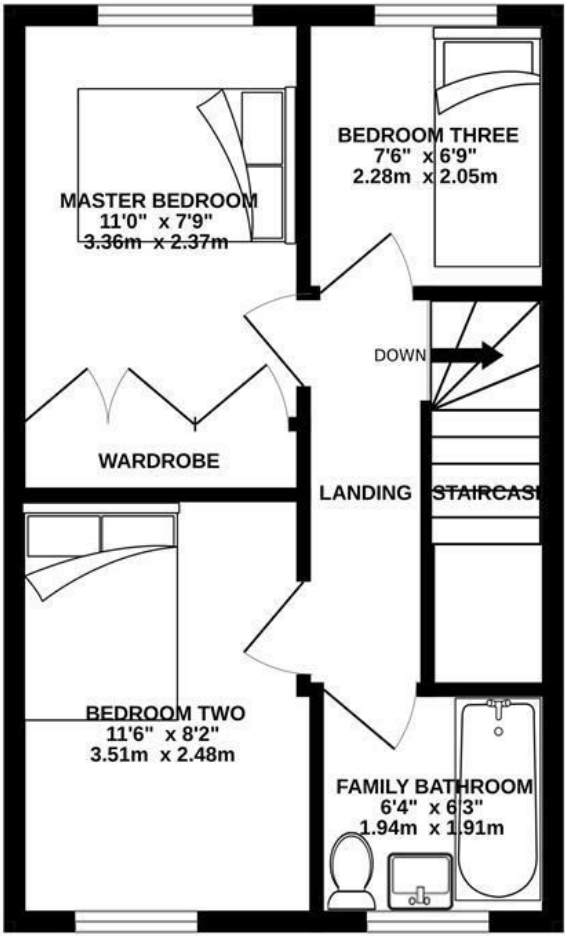


# BEN ROSE

GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.8 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		92
(81-91) B	79	
(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 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	

