



## Edgehill Crescent, Leyland

**Offers Over £165,000**

Ben Rose Estate Agents are pleased to present to market this thoughtfully extended three bedroom, semi-detached property with No Chain, in a sought after area of Leyland. This would make the ideal home for a first time buyer looking to get a foot onto the property ladder. The property is ideally placed only a short walk into the town of Leyland and is surrounded by superb local schools, supermarkets and amenities. There is also fantastic travel links via the nearby train station and the nearby 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 leading immediately into the spacious lounge. Here you'll find a large fronted bay window, access to the under stair storage. log burning fire and remainder of ground floor rooms.

Moving through to the rear, the spacious open plan kitchen/breakfast room comprises of dual aspect windows, ample wall and base units with room for freestanding appliances and a breakfast bar for two. Moving through the kitchen you'll enter into the rear hall with access to a large storage cupboard and three piece family bathroom with over the bath shower. Access to the garden can be found via the hall.

Upstairs you'll find three good sized bedrooms, two are spacious doubles with the master benefiting from a bay window and its own three piece ensuite/shower room.

Externally, to the front of the property is driveway with off road parking for two vehicles. To the rear, an easy to maintain landscaped garden comprises of a laid artificial lawn and patio and decking area, with plenty of room for outdoor seating and a large shed.





















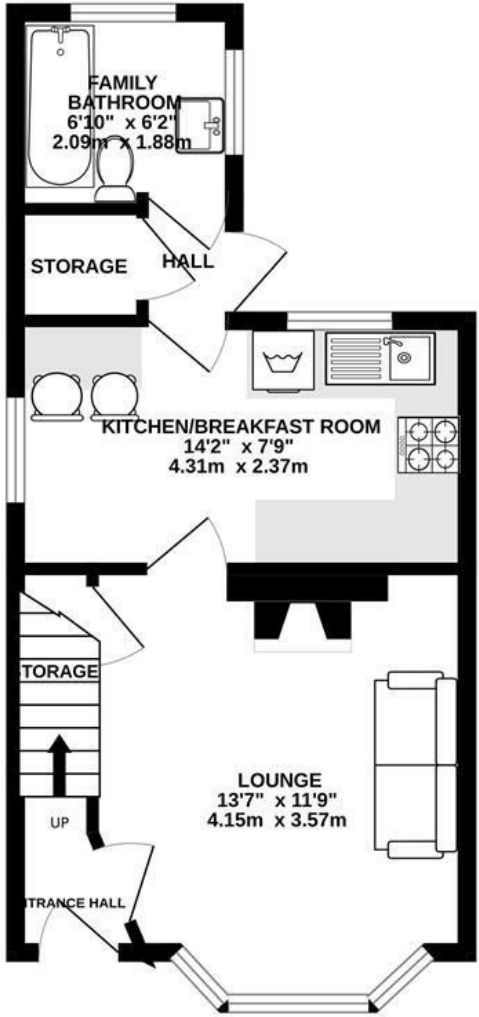




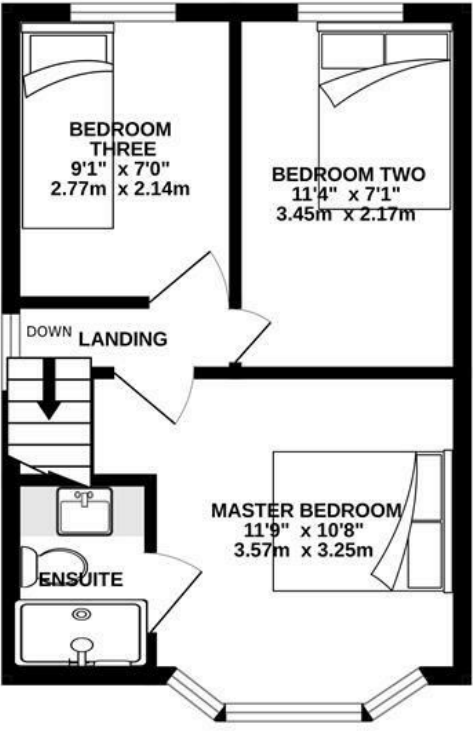


# BEN ROSE

GROUND FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR  
301 sq.ft. (28.0 sq.m.) approx.




TOTAL FLOOR AREA : 649 sq.ft. (60.3 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(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 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 2002/91/EC	