



## Bluebell Wood, Leyland

**Offers Over £250,000**

Ben Rose Estate Agents are delighted to offer this delightful three-bedroom, detached property that has been beautifully extended at the rear. Nestled on a peaceful cul-de-sac just outside Leyland Town Centre, the location perfectly balances tranquility with convenience. Families will appreciate the excellent catchment area, particularly with Balshaw's High School nearby. The home is also within walking distance of local supermarkets, charming cafes, and Runshaw College. For those who commute, Leyland train station and major motorways, including the M6, M61, and M65, are easily accessible, providing fantastic travel connections.

As you enter the property, you are welcomed by a porch that leads into a spacious lounge. This inviting space provides access to the staircase and flows seamlessly into the open-plan dining room. The dining area is generously sized, comfortably fitting a large family dining table, and grants access to both the kitchen and the conservatory. The conservatory is a versatile room that offers lovely views of the garden and direct access to the outdoor space. Recently redecorated, it adds a bright and airy feel to the home.

Returning through the dining room, the kitchen is well-appointed with ample wall and base units, providing plenty of storage and workspace. There is also room for freestanding appliances, and the kitchen offers convenient access to an under-stair WC as well as an external door leading to the side of the property.

On the first floor, the property boasts three well-proportioned bedrooms. The master bedroom and the second bedroom are both spacious doubles, with the master benefiting from a two-piece ensuite with a shower. A family bathroom with a bath and integrated storage serves the remaining bedrooms. The landing area is spacious and bright, adding to the sense of space upstairs. Additionally, the loft is partially boarded, offering extra storage options.

Outside, the property features a generous rear garden with a lawn and patio area, perfect for outdoor dining and relaxation. It is lined with tall fencing, ensuring privacy and security. At the front, there is a driveway that can accommodate two cars, with additional parking available across the street. The property also includes a single integrated garage, which provides useful storage space or could be converted into additional living accommodation if desired.

This beautifully presented family home offers comfortable living with modern conveniences in a highly desirable location, making it an ideal choice for families and commuters alike.





















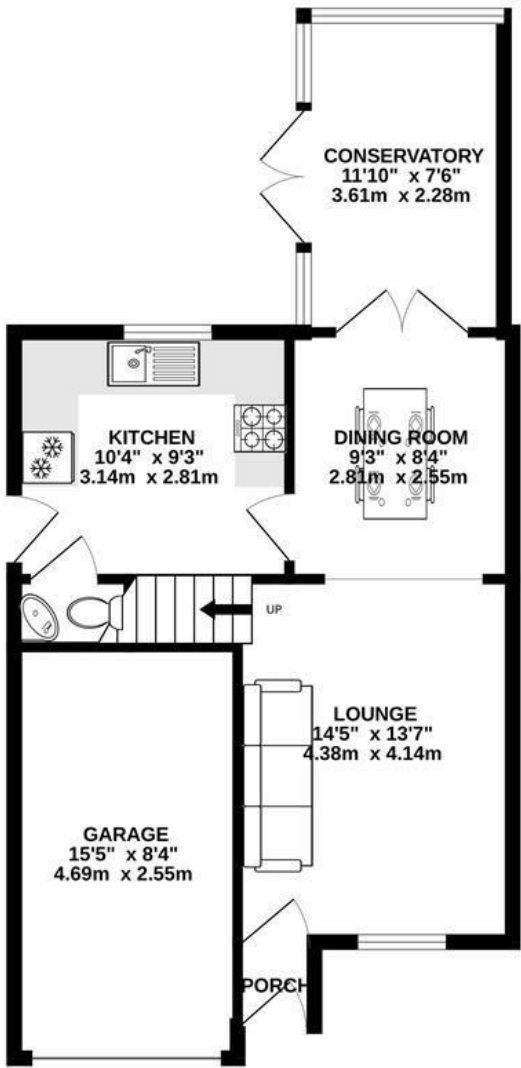




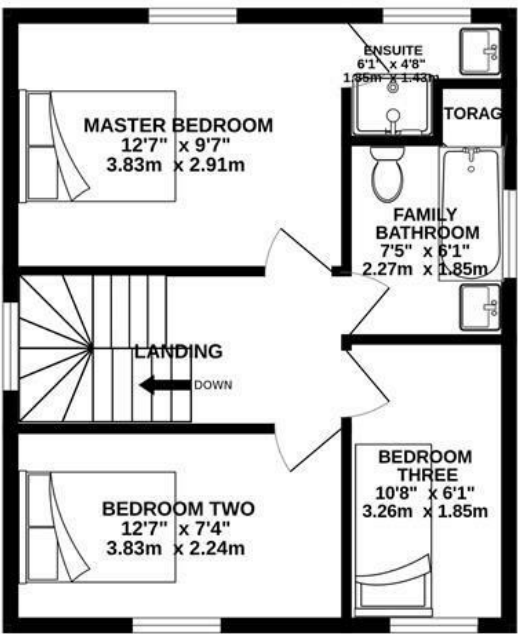


# BEN ROSE

GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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>                          |           | <b>83</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>65</b> |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| 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 |         |                                                                                                               |
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