



## **Hazelwood Close, Leyland**

**Offers Over £169,995**

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached property, located in a highly sought-after area of Leyland. This home would be ideal for first-time buyers or families seeking a peaceful cul-de-sac setting. Perfectly positioned, the property is within close proximity to Leyland town centre, offering access to excellent local schools, shops, and amenities. It also benefits from superb transport links via the nearby train station, as well as the M6 and M61 motorways.

Stepping into the property through the welcoming entrance porch, you'll find yourself in a spacious lounge. This inviting room features a charming fireplace, a large front-facing window that fills the space with natural light, and includes the staircase leading to the upper level. Continuing through, you'll enter the kitchen/diner, which spans the full width of the home. The modern kitchen is fitted with an integrated oven and hob, along with additional space for freestanding appliances. There is ample room for a family dining table, and a single door provides access to the rear garden.

Upstairs, you'll find three well-proportioned bedrooms, with the master bedroom and bedroom three benefiting from built-in storage. A three-piece family bathroom with an over-the-bath shower completes this floor.

Externally, the front of the property offers a private driveway, providing off-road parking for multiple vehicles. To the rear is a low-maintenance, south-facing garden featuring a combination of flagged and stone patio areas, a pond, a wooden decking area, and a generously sized shed for additional storage.

Early viewing is highly recommended to avoid disappointment.

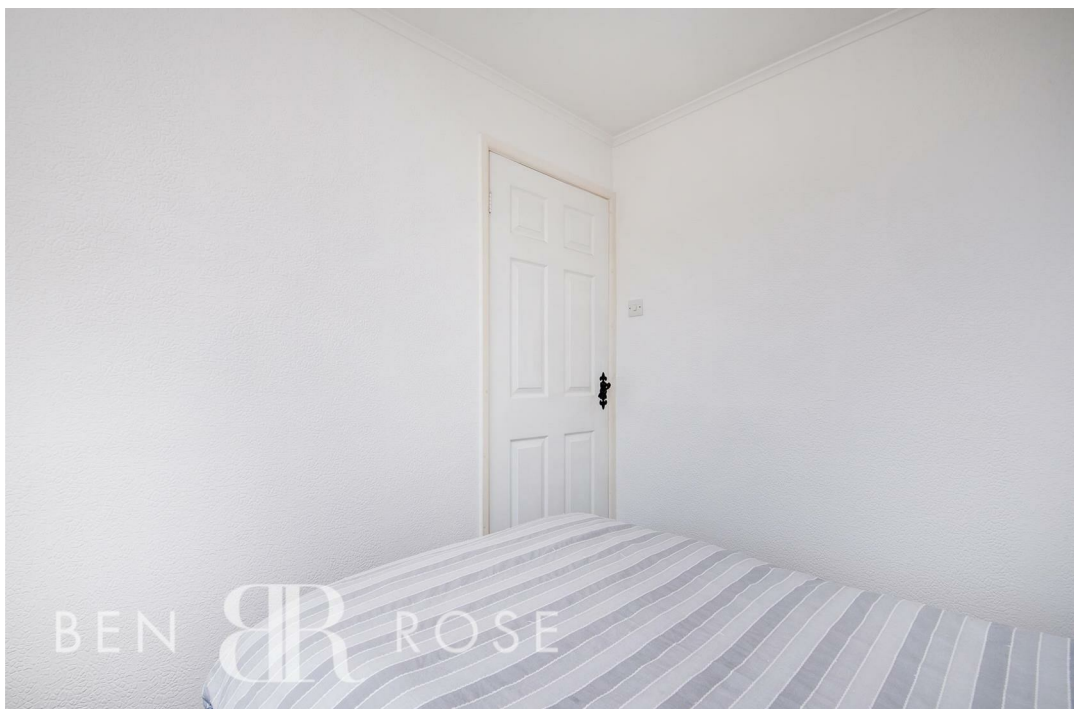
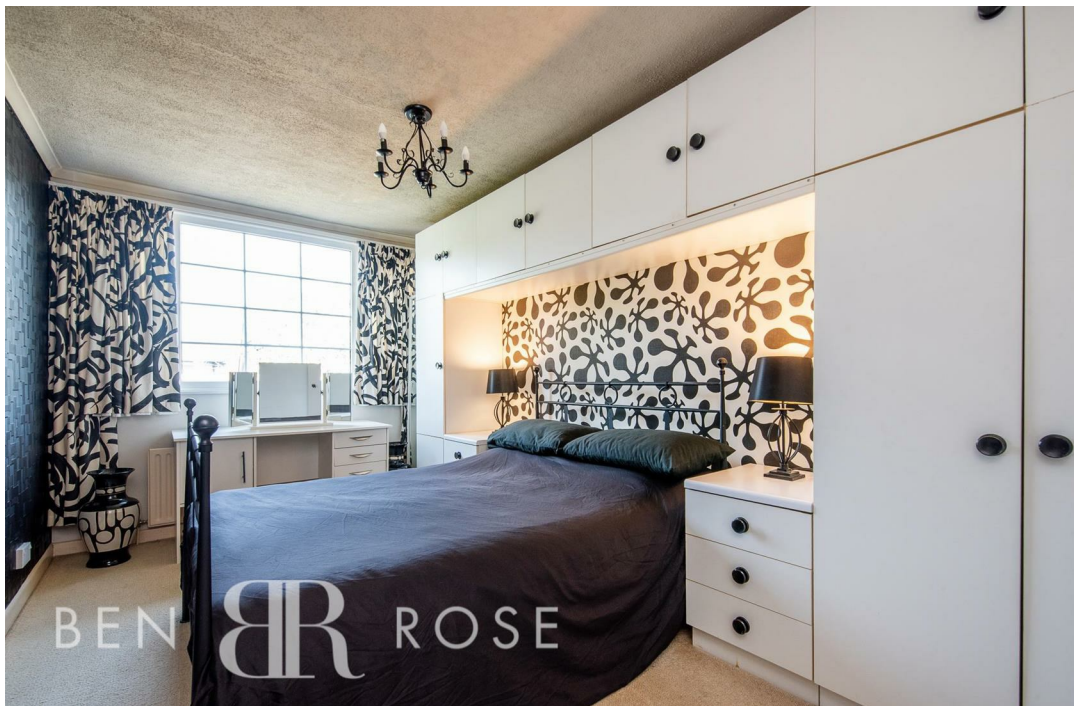




















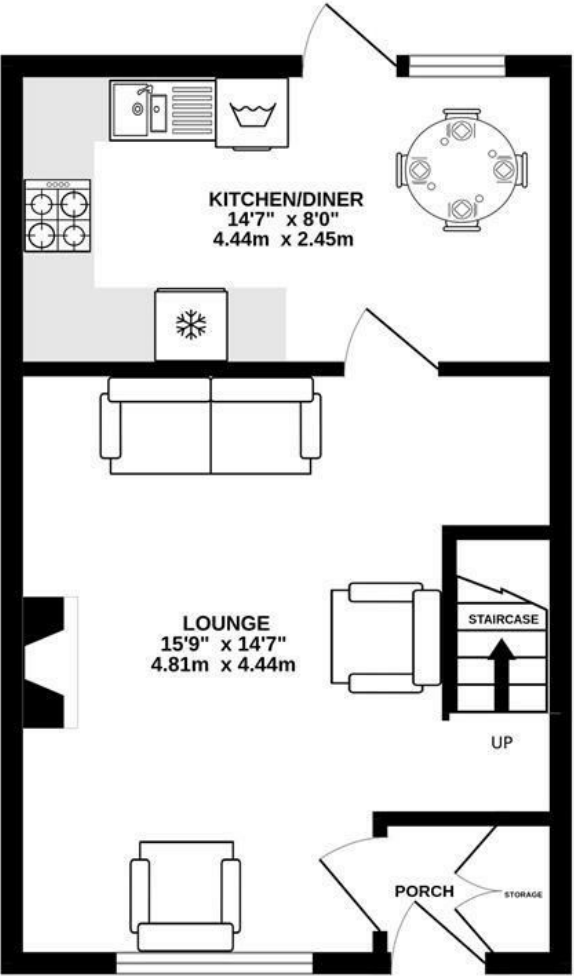




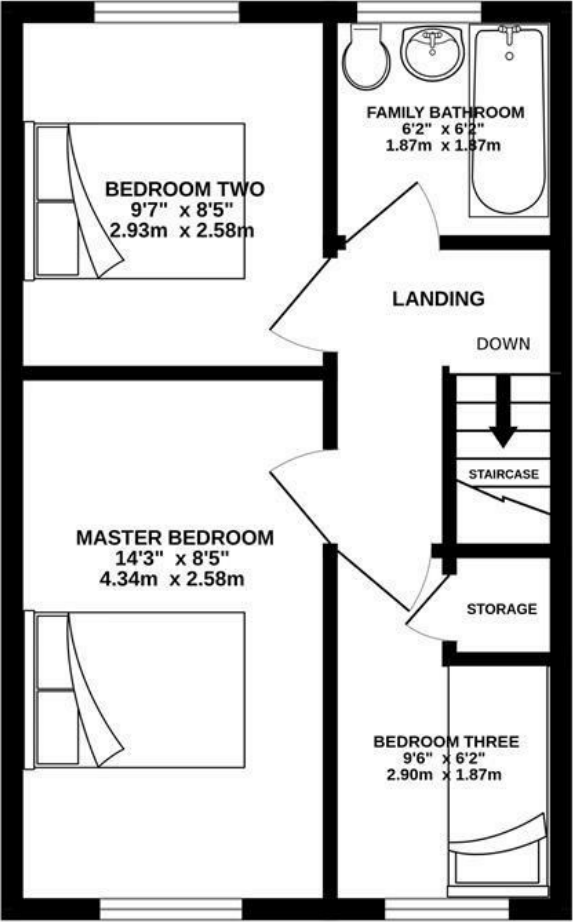


# BEN ROSE

GROUND FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.






TOTAL FLOOR AREA : 690 sq.ft. (64.1 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) A		
(81-91) B		
(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 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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