



Ringlet Road, Leyland

£395,000

Ben Rose Estate Agents are delighted to present to the market this well-presented four-bedroom detached family home, located in a highly sought-after residential area of Leyland. This immaculate property combines stylish design with modern practicality, making it an ideal choice for growing families. Nestled in a quiet and friendly neighbourhood, the home is just a short drive from Leyland town centre, offering a wide range of supermarkets, shops, eateries, and excellent schools. For commuters, both Leyland and Buckshaw Parkway train stations provide direct links to Preston, Manchester, and beyond. The property also benefits from easy access to the M6, M61, and M65 motorways, ensuring convenient travel across the region.

Additionally, the popular Worden Park is located nearby—a much-loved local green space offering scenic walks and a variety of outdoor activities for the whole family to enjoy. As you step into the property, you're welcomed by a bright and inviting entrance hallway, where a staircase leads to the upper level. To the left, you'll find the spacious lounge, featuring a beautiful bay window overlooking the front aspect. Continuing through, you'll enter the impressive open-plan kitchen/diner. This stunning space boasts a modern fitted kitchen with excellent storage and integrated appliances, including a fridge freezer, oven, hob, and dishwasher – all centered around a stylish island/breakfast bar. There's ample room for a family dining table, and double patio doors open directly onto the garden. Adjacent to the kitchen is a convenient utility room, equipped with an additional sink and space for freestanding appliances. From here, a single door provides garden access, while a separate door leads to the downstairs WC.

Upstairs, you'll find three generously sized double bedrooms. The master, along with bedrooms two and three, benefit from built-in storage. The master bedroom also enjoys the added luxury of a private en-suite shower room. Completing this level is a modern three-piece family shower room.

The home is fitted with solar panels, enhancing energy efficiency, and features Hive smart heating for convenient climate control.

Externally, the front of the property offers a private driveway with off-road parking, leading to an attached garage. The garage is accessible via an up-and-over door and is equipped with lighting, electricity, and an EV charging point. To the rear, you'll find a beautifully maintained garden featuring a lush lawn, established borders, and a raised decking area - perfect for relaxing or entertaining.















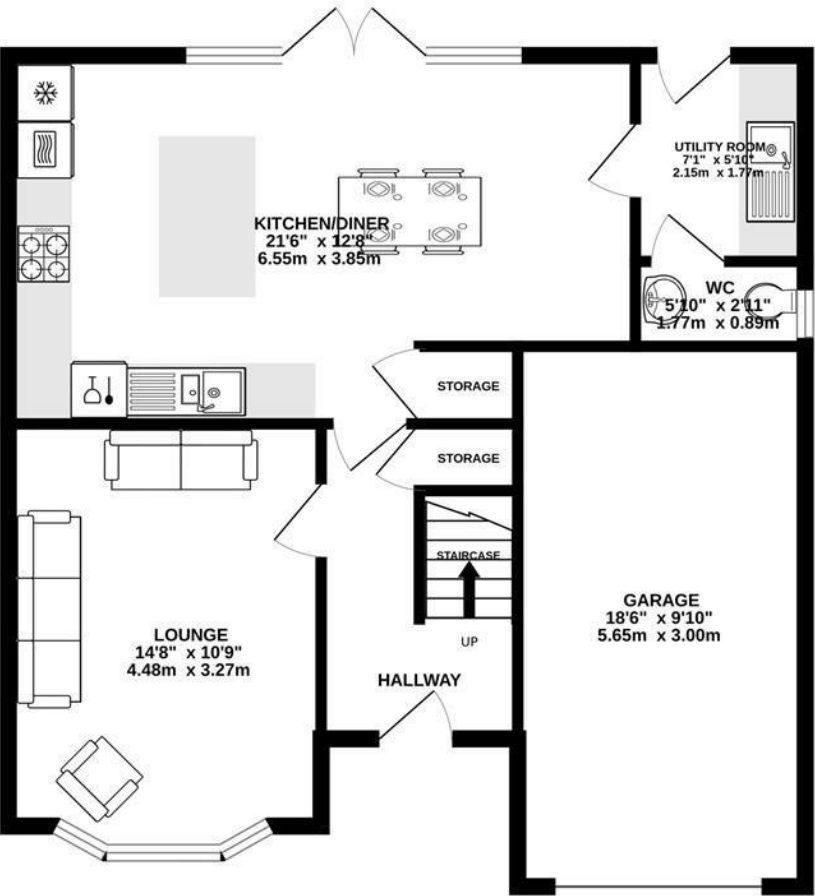




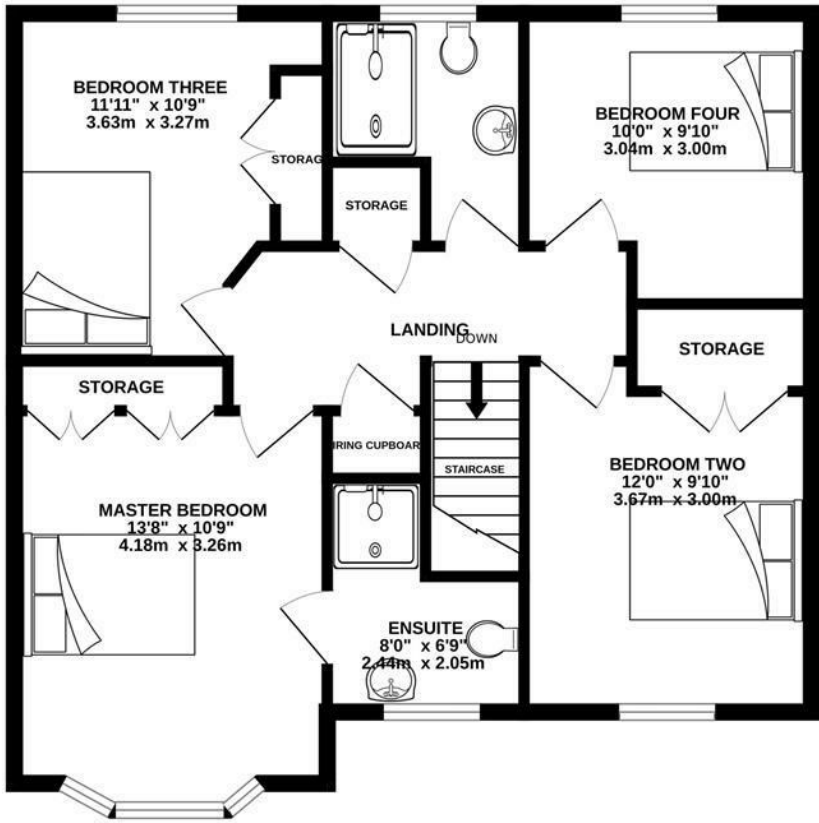


BEN ROSE

GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1412 sq.ft. (131.2 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		
	87	88
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

