



Lyndale Close, Leyland

Offers Over £399,995

Ben Rose Estate Agents are pleased to present to the market this extended three-bedroom detached property, located on a quiet cul-de-sac in a sought-after residential area of Leyland. This charming home offers versatile living space throughout and is beautifully maintained, making it perfect for move-in-ready buyers. Ideally situated, the property is just a five-minute drive from Leyland town centre, which provides a variety of local shops, superb schools, and essential amenities. The location is perfect for commuters, with excellent travel links including easy access to the M6 and M61 motorways, Leyland train station, and convenient local bus routes. Scenic parks and open green spaces are also within close reach, adding to the appeal of this delightful home.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a convenient WC is located. On the left, you will enter the spacious lounge, which features a charming fireplace and a large front-facing window that fills the room with natural light. Back through the hallway, you will find the contemporary kitchen/diner. The modern kitchen offers ample storage and includes an integrated fridge, freezer, oven, hob, and microwave, along with an additional utility cupboard providing space for freestanding appliances. The dining area offers generous space for a family dining table and flows seamlessly through to the bright and airy family room at the rear. A recent addition to the home, this versatile extension benefits from a beautiful skylight and double patio doors that open out to the rear garden, creating an ideal space for relaxing or entertaining.

The home boasts three well-proportioned bedrooms, with the master bedroom featuring integrated storage. A stylish four-piece family bathroom completes the layout.

Externally, to the front of the property is a well-kept lawn alongside a sizable private driveway offering off-road parking for multiple vehicles. The driveway leads to the attached single garage, which can be accessed via an up-and-over door. To the rear is a generously sized garden, predominantly laid to lawn with a stone patio area, perfect for outdoor dining and relaxation.

Early viewing is highly recommended to avoid disappointment.















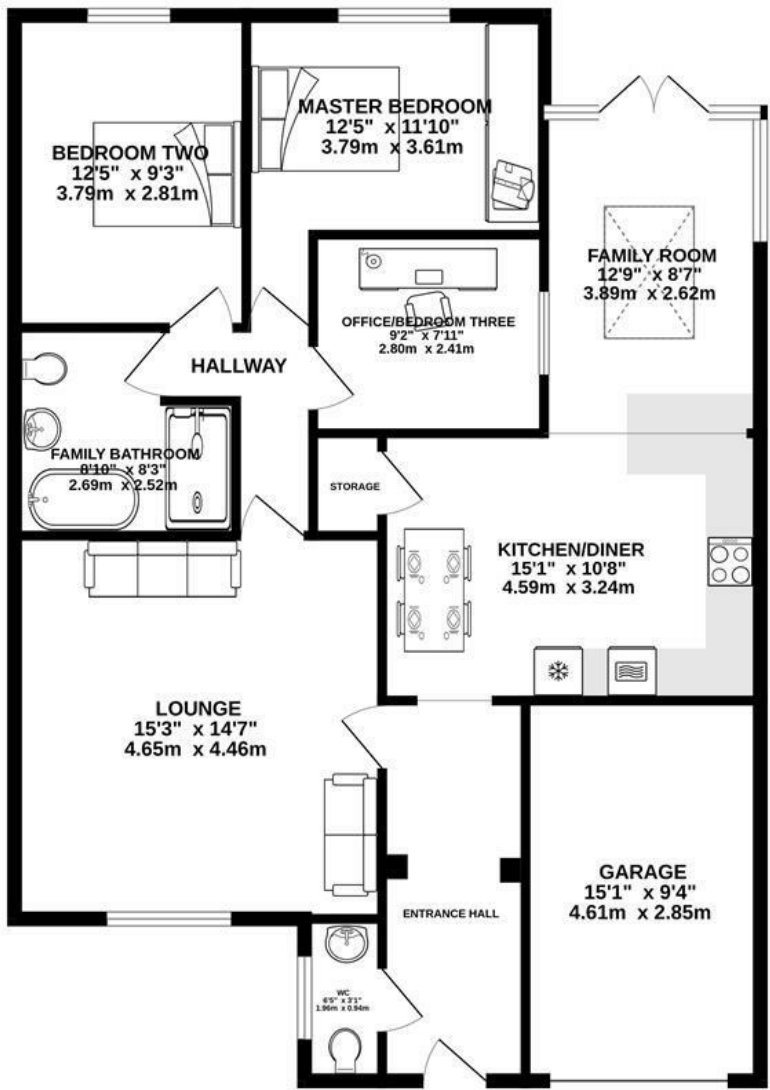






BEN ROSE

GROUND FLOOR
1148 sq.ft. (106.6 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.6 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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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 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	

