



## Fossdale Moss, Leyland

**Offers Over £275,000**

Ben Rose Estate Agents are pleased to present to market this well-presented detached bungalow, offering generous and versatile accommodation ideally suited to families, couples and those looking to downsize without compromising on space. Situated in a highly sought-after area of Leyland, the property benefits from close proximity to Leyland town centre, providing a wide selection of local shops, supermarkets, bars, restaurants, pubs and schools. Excellent transport links are nearby, including Leyland train station with direct services to Preston, Manchester and Liverpool, strong bus links to Leyland, Preston and Chorley, and easy access to the M6, M61 and M65 motorways.

Internally, the property is entered via a porch which opens into a welcoming entrance hall providing access to all principal rooms. The spacious lounge enjoys a bright bay window to the front and features French doors that lead seamlessly into the dining room, creating an ideal space for entertaining. The dining room overlooks the rear garden and benefits from sliding doors into the conservatory, along with an additional door offering direct garden access. Completing the ground floor is a modern fitted kitchen, well equipped with integrated appliances including a fridge/freezer, dishwasher and oven, providing both style and practicality.

The bungalow offers excellent bedroom accommodation, all on one level. The master bedroom is a generous double and features built-in wardrobes along with the convenience of a private en-suite shower room. A further double bedroom and a single bedroom provide flexible space for family members, guests or home working. A contemporary three-piece family bathroom serves the remaining bedrooms and completes the internal layout.

Externally, the property boasts a driveway providing off-road parking for two vehicles, alongside a detached garage and neatly maintained lawned frontage. To the rear, the garden offers a private and well-established outdoor space with a paved patio seating area, lawn, mature plants and shrubs, and a garden shed.

This attractive bungalow combines comfortable living, excellent transport links and a desirable location, making it a fantastic opportunity in Leyland.



















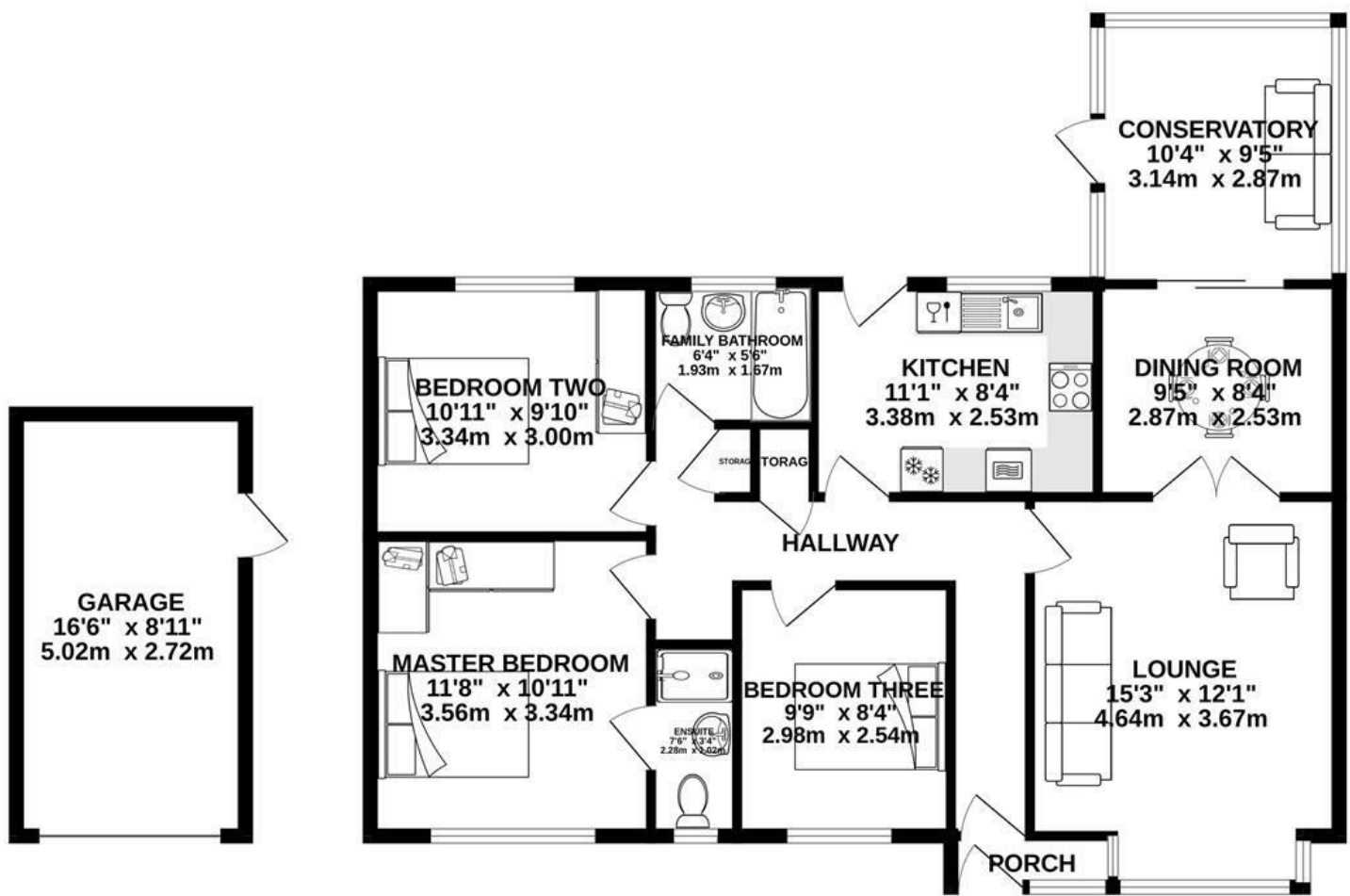






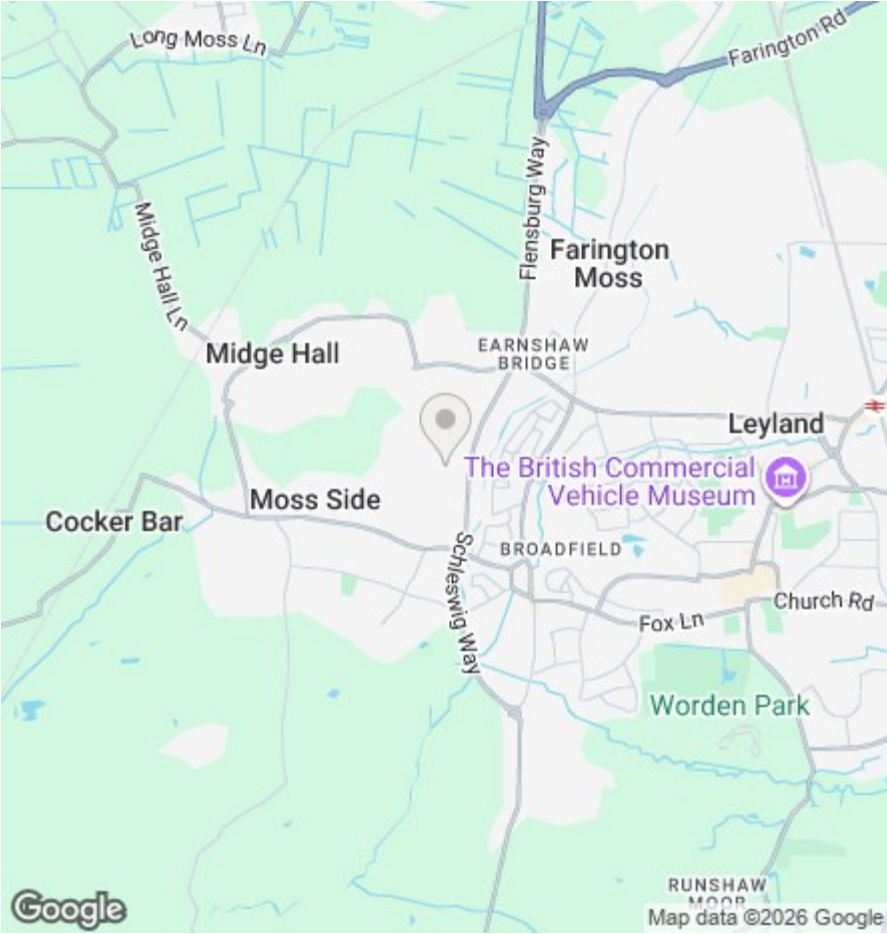



GROUND FLOOR  
1084 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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	68	75
(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 CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	