



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 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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Austin Close, Leyland

Offers Over £270,000

Ben Rose Estate Agents are delighted to bring to market this stunning, three bedroom, detached property on a quiet cul-de-sac in Leyland with no through traffic and only a short distance from the award-winning Worden Park. The property would be an ideal family home offering plenty of space throughout. There is also superb local schools, supermarkets and the nearby Runshaw College. The property is very well maintained and is placed on a deceptively large plot. It has easy travel links to Preston and has close access to the M6 and M61 motorways.

Internally, the property briefly comprises of a welcoming reception hall where the majority of ground floor rooms can be accessed. From here, you'll lead into the spacious lounge that features a traditional central fireplace and a gorgeous bay-fronted window. This then opens through into the dining room - offering a good amount of space for a large family dining table and patio doors that lead out to the garden. The bright and airy kitchen/diner is found just off the dining room, as well as the reception hall and features space for freestanding appliances to be fitted with an integrated extractor located over the hob. Additionally on this floor, you'll find the downstairs WC just off the main hallway.

Moving upstairs, you'll find three good sized bedrooms with the master benefiting from fitted wardrobes and a stunning three piece en-suite. The three piece family bathroom is also found on this floor and features a freestanding bathtub.

Externally, the front of the property has been beautifully landscaped to incorporate a private front lawn with mature trees and a driveway for two cars. This also leads up to the single garage. The rear garden has also been immaculately landscaped and benefits from a generously sized laid lawn, multiple Indian Stone patio areas and an excellent sized plot throughout - perfect for families with children or pets.

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 | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 63 | |
| (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 | |



