



TOTAL FLOOR AREA: 1329 sq.ft. (123.5 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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Broom Close, Leyland

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented, four bed, detached property in Leyland. This would be an ideal family home offering an ample amount of space throughout. The property is situated only a short drive from Leyland's town centre and its superb local schools, supermarkets and amenities with fantastic travel links via the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall where the majority of ground floor rooms can be accessed. Here, you'll find the spacious front lounge that features a traditional fireplace and opens through into the kitchen/diner via the French doors. The kitchen is set in an open plan layout with the dining room and has access into the conservatory. It comes fitted with integral wall and base units, whereas the dining room is big enough to fit a large family dining table and settee for additional seating. The bright and airy conservatory is found via the kitchen and is an ideal space to be used as a family room or snug, with access to the rear garden. You'll also find the downstairs WC on this floor as well as side access to the garage.

Moving upstairs, you'll find four good sized bedrooms, the majority of which benefit from fitted wardrobes. The master also benefits from a three piece ensuite. In addition, the three piece family bathroom is also found on this floor.

Externally, the property sits at the end of a private cul-de-sac featuring access to the local walks and a children's play area. To the front is parking for two cars and leads up to the integrated single garage. To the rear is a beautifully maintained garden with a generously sized lawn and patio area. The garden also has excellent seclusion and benefits from an excellent amount of sunlight throughout the day.



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 |
| | 82 |
| 67 | |

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 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

England & Wales EU Directive 2002/91/EC

