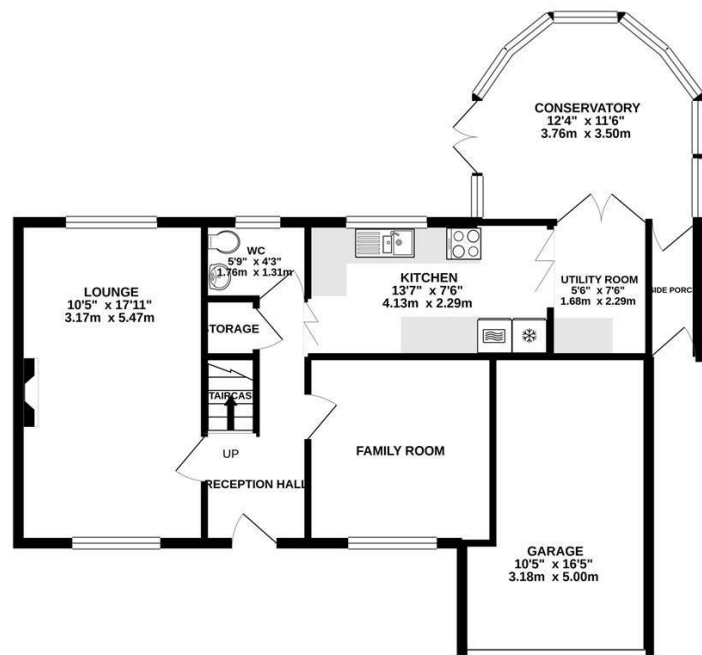
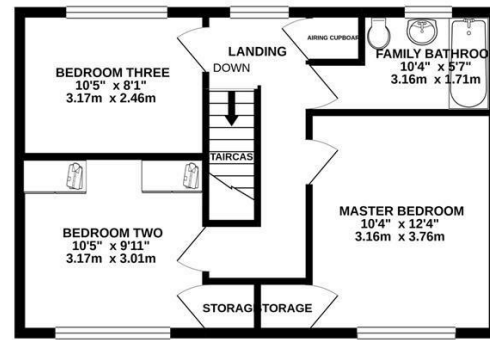


GROUND FLOOR  
839 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 1315 sq.ft. (122.2 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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## Dalehead Road, Leyland

Offers Over £300,000

Ben Rose Estate Agents are pleased to present to the market this spacious three bedroom detached property with potential to extend located within a quiet residential area of Leyland. The property features gorgeous countryside views to the front and can be accessed from both Dalehead Road and Cairndale Road with parking both at the front and the side of the property. It is presented with NO ONWARDS CHAIN. This ideal family home is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) whilst still enjoying the delights of the stunning Lancashire countryside and benefiting from good schools, nurseries and local amenities.

The property briefly comprises of a welcoming reception hall leading directly to the downstairs WC and through to the spacious lounge with large front-facing windows letting ample light into the property. Adjacent to this is the large family room for additional living space and the dark oak-finished kitchen with integrated oven/hob, space and plumbing for a dishwasher and room for other freestanding appliances. The kitchen leads through to a convenient utility room and the conservatory extension via gorgeous French double doors. You can also access the rear garden from here.

Moving upstairs, you'll find three large double bedrooms with the master bedroom and bedroom two benefitting from integrated storage space. You will also find the three piece family bathroom on this floor.

Externally, to the front of the property is an extensive driveway with room for multiple vehicles leading to the single integrated garage. To the rear is a secluded garden space with a large laid to lawn and patio area for outdoor furniture.

The room dimensions of all our properties can be found on the floor plan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.



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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(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
(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	

