



Birdsfoot Close, Leyland

£230,000

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached property, situated in a sought-after area of Leyland. Nestled on a quiet cul-de-sac, the home offers versatile living spaces with neutral décor, making it perfectly move-in ready. It is ideally located just moments from excellent schools, local amenities, and superb transport links. Early viewing is highly recommended to avoid potential disappointment.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a convenient WC is located, as well as the staircase leading to the upper level. To the right is the contemporary kitchen/diner. The fitted kitchen offers ample storage and includes integrated appliances including a fridge, freezer, oven, hob, washing machine, and dishwasher, while the dining area provides generous space for a family dining table. Continuing through, you enter the spacious lounge, which spans the full width of the home and benefits from double patio doors that open onto the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms and a three-piece family bathroom with an over-the-bath shower.

Externally, the front of the property features a private driveway with an EV charging point, providing off-road parking for two vehicles. To the rear is a generously sized garden with a large lawn and a flagged patio area - perfect for relaxing or entertaining.





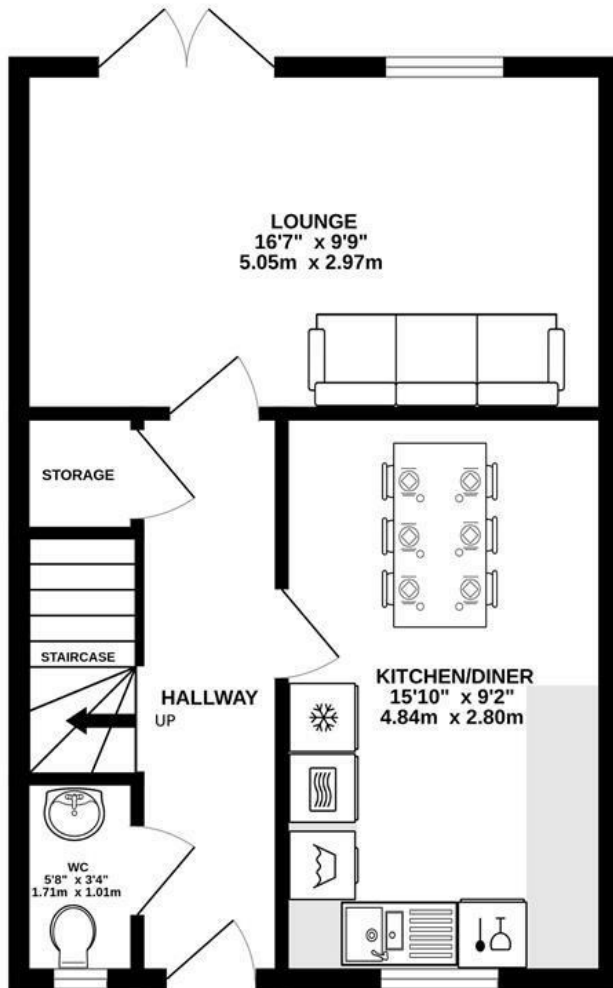




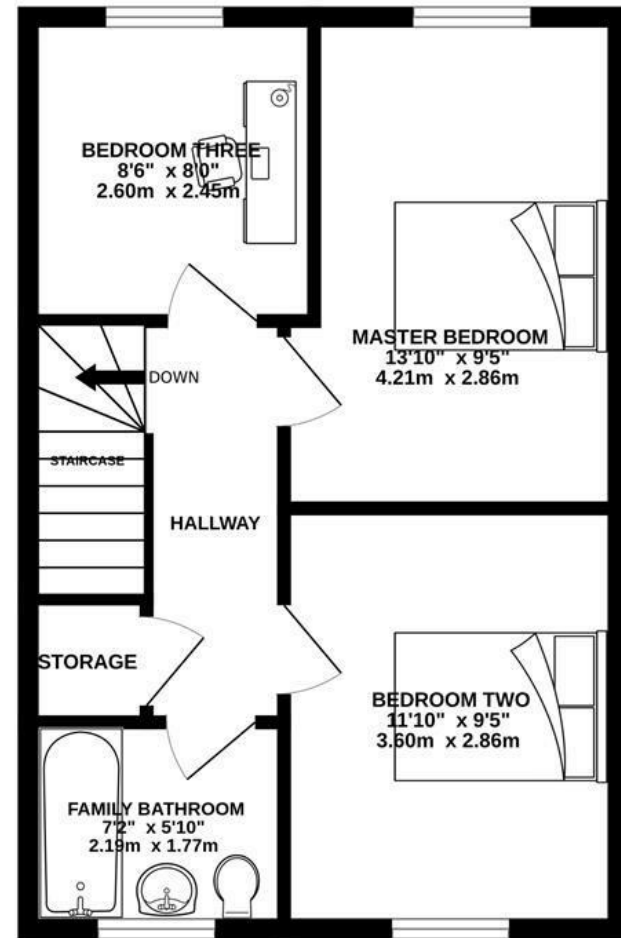




GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

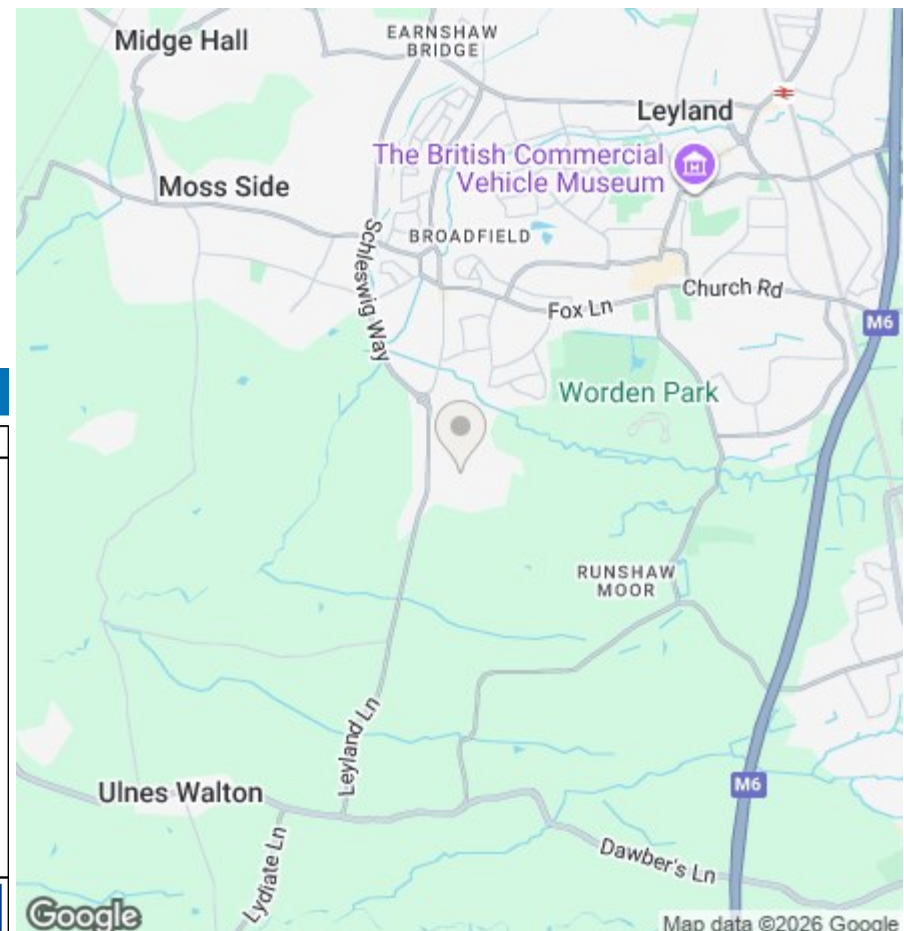


TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.

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		95
(81-91) B	84	
(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 (CO₂) 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	