



## Lever House Lane, Leyland

**Offers Over £249,995**

Ben Rose Estate Agents are pleased to present to market this newly renovated, four bedroom, dormer bungalow located in a much sought after residential area on the edge of Farington. This would be an ideal family home offering ample space throughout. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) whilst still enjoying the delights of the stunning local Lancashire country and benefiting from good local schools and great local amenities. The property is presented with NO ONWARDS CHAIN.

Internally, the property briefly comprises of a welcoming reception hall where the majority of ground floor rooms can be found. Here, you'll find the spacious lounge offer ample living space throughout. Moving back through the hall, you'll find the stunning kitchen/diner that comes fitted with with integrated appliances such as a wall-based oven, fridge/freezer and space for other freestanding appliances. You'll also find a gorgeous breakfast bar for up to two people and space for a large dining room table. Additionally on this floor, you'll find the modern three piece family bathroom and bedroom four.

Moving upstairs, you'll find three good sized bedrooms with the master benefitting from a three piece ensuite and Velux windows.

Externally, to the front of the property is a driveway for up to three cars. To the rear is a secluded, South facing garden space that is primarily lawned throughout. You'll also find a patio area.

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.





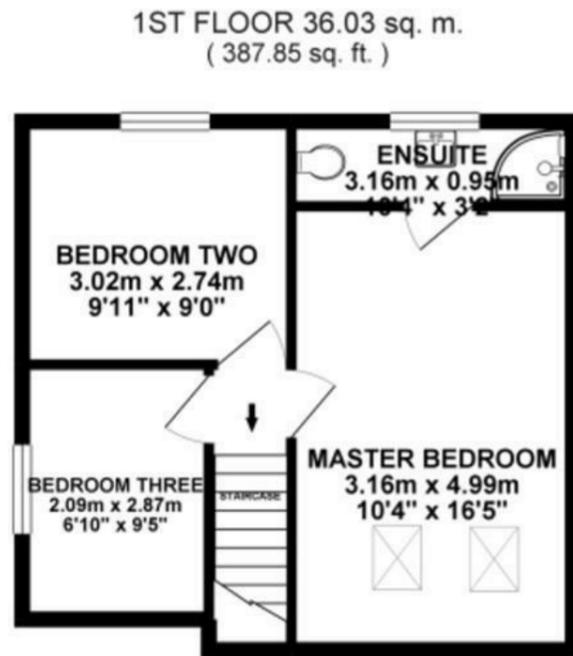
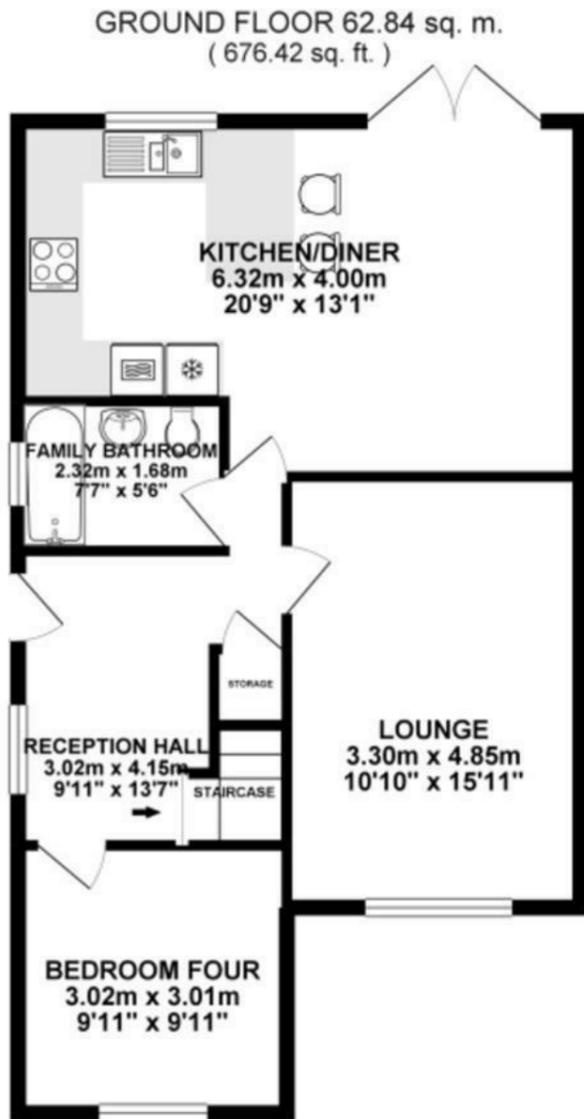








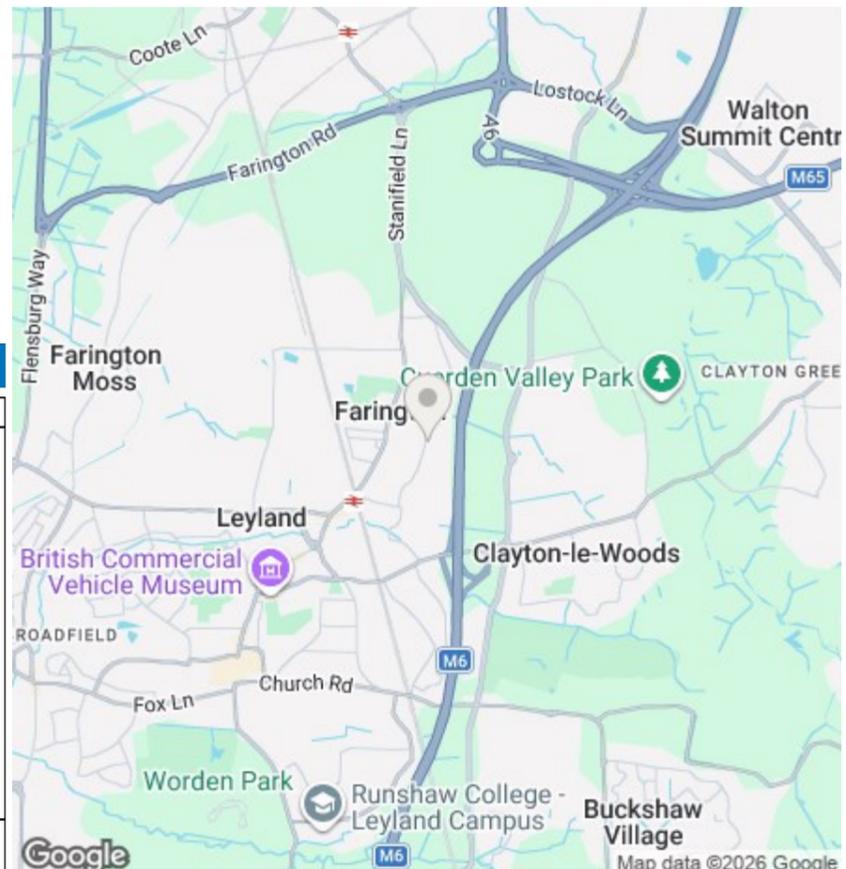
# BEN ROSE



TOTAL FLOOR AREA : 98.87 sq. m. ( 1064.27 sq. ft. ) 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) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>62</b>	
<b>England &amp; Wales</b>	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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC