



## Whinfell Close, Leyland

**Offers Over £220,000**

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom end terraced property, situated within a quiet and friendly neighbourhood in the sought-after residential area of Clayton-le-Woods. Ideal for couples and presented with no onward chain, the home offers comfortable living space and is conveniently located just a short drive from both Leyland and Chorley. The property is perfectly positioned for access to the M6, M61, and M65 motorways, ensuring major commercial centres such as Preston, Bolton, and Manchester are easily accessible. Additionally, nearby train stations provide convenient rail links for those who commute.

Stepping into the property, you will find yourself in the welcoming entrance hallway where a convenient WC is located, along with the staircase leading to the upper level. To the right, you will find the modern kitchen which offers ample storage with an integrated oven and hob, as well as additional space for freestanding appliances. Moving back through the hallway, you will enter the spacious lounge which features a contemporary electric fire and patio doors leading out to the rear garden.

Upstairs, you will find three well-proportioned bedrooms along with a three-piece family bathroom fitted with an over-the-bath shower.

Externally, to the front the home benefits from a private driveway providing off-road parking for two vehicles. To the rear is a generously sized garden comprising a lawn and decking area, perfect for relaxing or entertaining. To the side of the property is a good-sized side return offering a convenient storage shed and additional outdoor storage space.

Early viewing is highly recommended to avoid disappointment.





















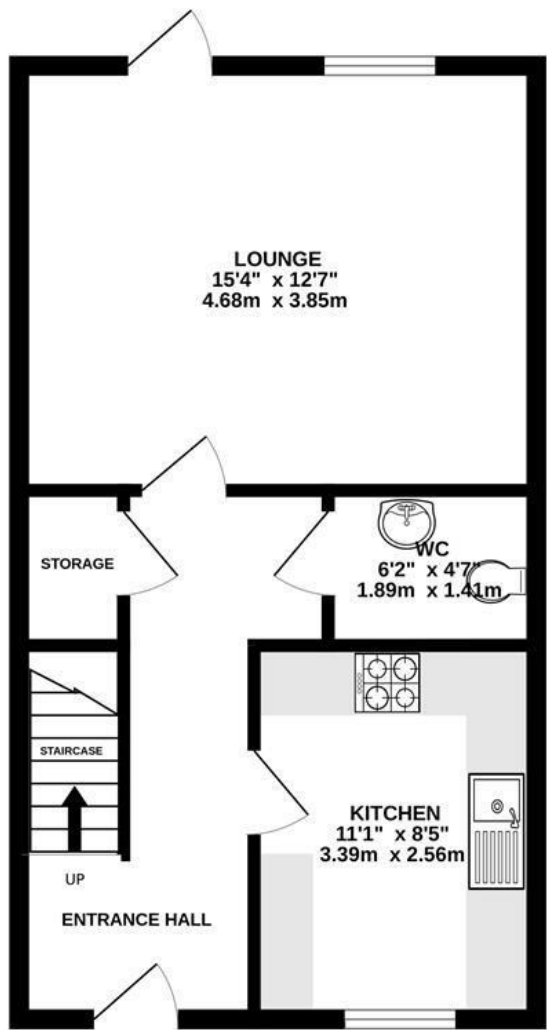




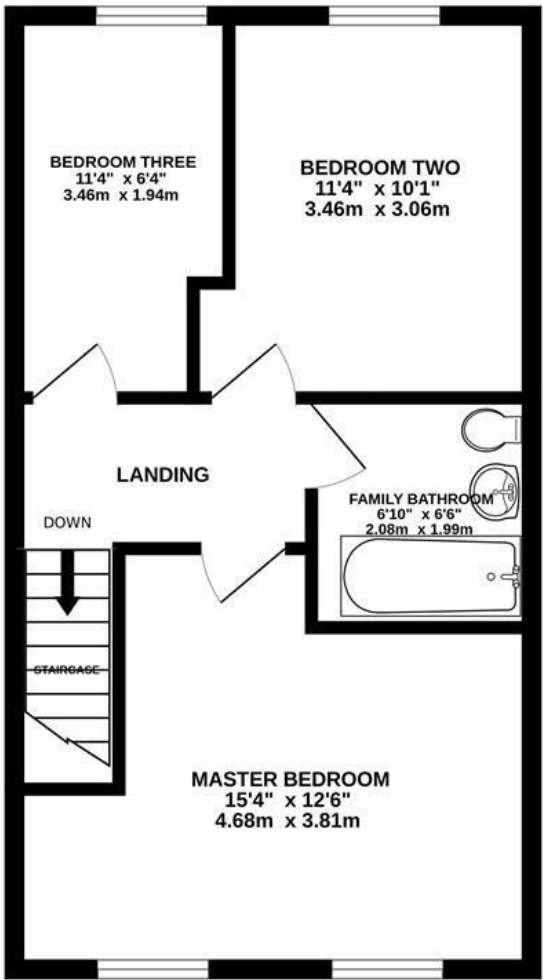


# BEN ROSE

GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (81.0 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) <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 energy efficient - higher running costs		
<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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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