Larchwood Crescent, Leyland   Offers Over £110,000

This property is part of a Shared Ownership Scheme and is subject to restrictions under this scheme. This advert is to own 70% of the property - the property can however be purchased at an increased percentage. For enquiries regarding applications and eligibility please contact our office or visit the relevant company website link below for more details

Ben Rose Estate Agents are pleased to present to market this delightful detached bungalow, ideally suited to couples, downsizers and those seeking shared ownership for over 55's in a sought-after area of Leyland. Perfectly positioned close to the town centre, the property enjoys easy access to a wide range of local shops, cafés, restaurants and everyday amenities, along with well-regarded schools and leisure facilities. Leyland train station offers direct rail links to Preston, Manchester and Liverpool, while excellent bus services connect to Leyland, Preston and Chorley. For commuters, the nearby M6, M61 and M65 provide superb motorway access across the region.

Upon entering the property, you are welcomed by a bright entrance hall with a useful built-in wardrobe, offering practical storage from the outset. The spacious lounge and dining room forms the heart of the home, providing a comfortable and inviting space for both relaxing and entertaining, with a French door opening out to the rear garden to bring in plenty of natural light. The fitted kitchen sits conveniently off the main living area, offering a functional layout with ample cupboard and worktop space for day-to-day living.

The bungalow continues to impress with a generous double master bedroom, complete with built-in wardrobes that maximise storage while maintaining a calm and uncluttered feel. A well-appointed three-piece shower room completes the internal accommodation, providing comfort and convenience for modern living.

Externally, the property benefits from a driveway offering off-road parking for one car, along with a garage for secure parking or additional storage. The attractive L-shaped front and side garden is mainly laid to lawn, bordered by established hedging and plants for privacy. To the rear, a paved patio seating area provides a peaceful outdoor retreat, making this bungalow a fantastic opportunity for those seeking low-maintenance living in a well-connected and desirable location.
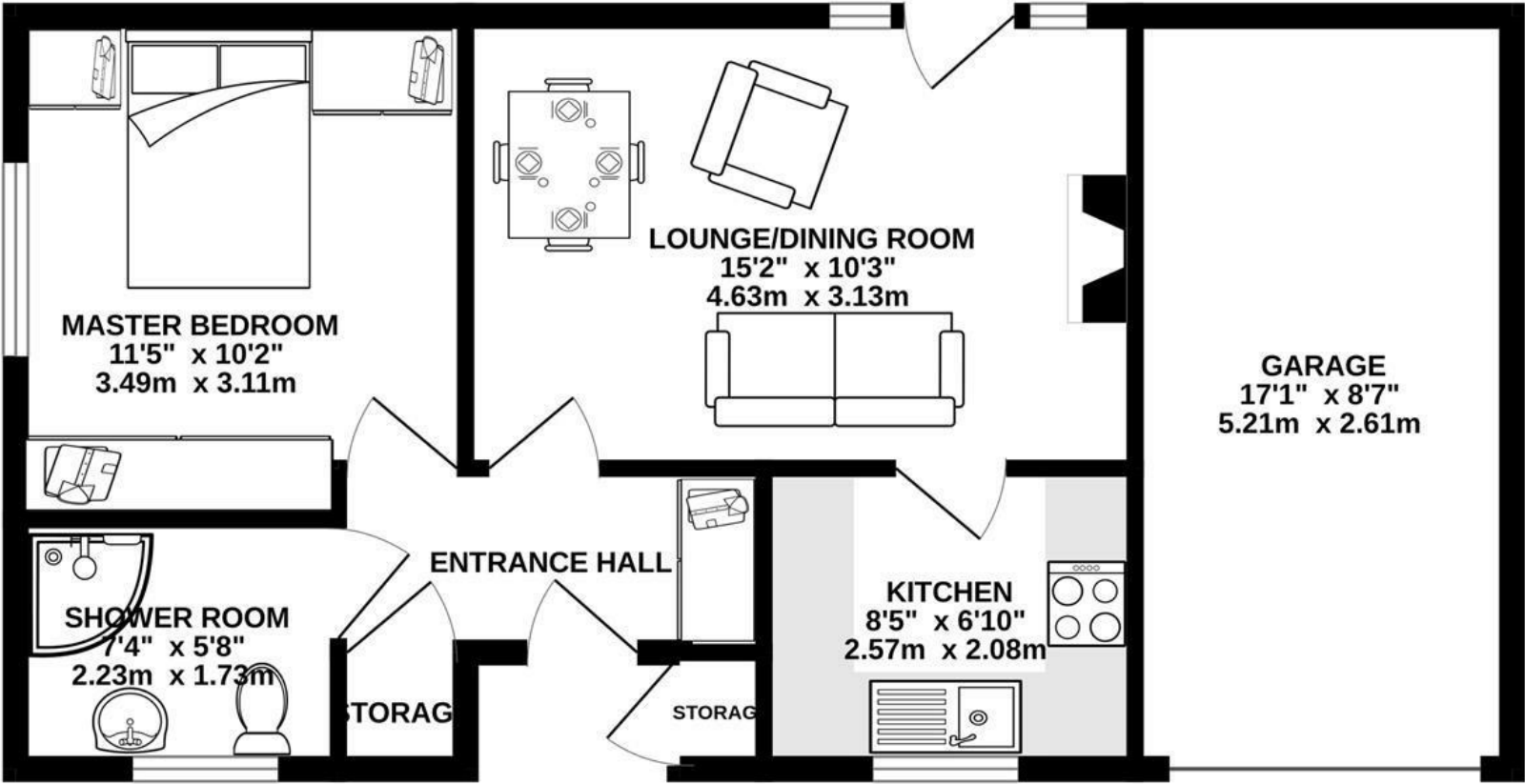
BEN **BR** ROSE

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.

MASTER BEDROOM
11'5" x 10'2"
3.49m x 3.11m

LOUNGE/DINING ROOM
15'2" x 10'3"
4.63m x 3.13m

GARAGE
17'1" x 8'7"
5.21m x 2.61m

ENTRANCE HALL

SHOWER ROOM
7'4" x 5'8"
2.23m x 1.73m

STORAGE

STORAGE

KITCHEN
8'5" x 6'10"
2.57m x 2.08m

TOTAL FLOOR AREA : 563 sq.ft. (52.3 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		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(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

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