



## Leyland Lane, Leyland

Offers Over £220,000

Ben Rose Estate Agents are pleased to present to market this three bedroom semi-detached home, situated in the popular area of Leyland. The property is ideally located with excellent travel links, including the M6 and M65 motorways just a short drive away, making commuting to nearby towns and cities straightforward and convenient. The area further benefits from a range of local amenities, bus routes within walking distance, and plenty of nearby green spaces, perfect for leisurely walks and relaxation.

Upon entering the property, you are welcomed into a central entrance hall which provides access to all ground floor rooms. To the front of the home sits the spacious lounge, featuring a large window that allows for plenty of natural light, along with a feature fireplace creating a cosy focal point. Flowing through from the lounge is the kitchen, fitted with worktops, ample cupboard space and a breakfast bar. The kitchen includes an integrated hob and oven, with additional space available for freestanding appliances. A large window overlooks the rear garden, while double doors provide direct access outside, ideal for everyday living and entertaining. Serving this floor is a well-presented, three-piece family bathroom, complete with an over-the-bath shower, providing practical and comfortable facilities for family living.

The first floor hosts all three bedrooms. The master bedroom is positioned to the front of the property and benefits from a large window. Bedrooms two and three are both rear facing, enjoying views over the garden, with bedroom two also offering a useful built-in storage cupboard. The landing area is bright and airy, enhanced by an additional window.

Externally, the property features a driveway to the front providing off-road parking, along with access to a large garage which includes a convenient side door and is half converted into an office space. To the rear, there is an extensive garden mainly laid to lawn, stretching down to a stream at the far end, offering a peaceful outdoor setting. The garden also includes a shed for additional storage. Overall, this home offers a fantastic opportunity for families or buyers seeking a well-located property with generous indoor and outdoor space.





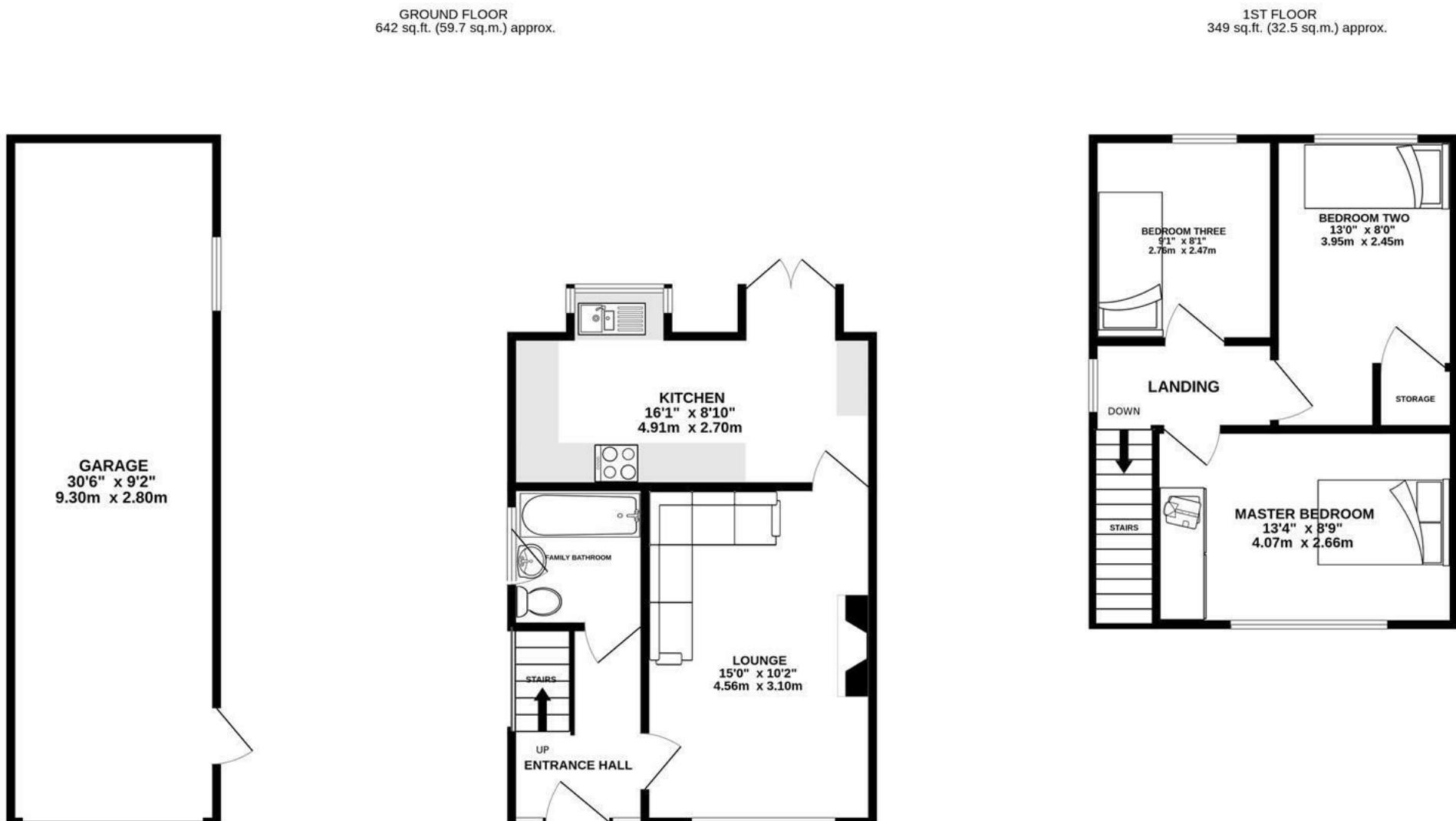








# BEN ROSE



**TOTAL FLOOR AREA : 992 sq.ft. (92.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

