



## Hazelwood Close, Leyland

Offers Over £170,000

Ben Rose Estate Agents are pleased to present to market this three bedroom, semi-detached property, ideally positioned in a popular part of Leyland. This would make a fantastic home for a first-time buyer or small family looking to be close to everything the area has to offer. The property is conveniently located near Leyland town centre, which provides a great selection of local schools, shops and everyday amenities. There are also excellent travel links nearby, including Leyland train station and easy access to both the M6 and M61 motorways, making it ideal for commuters.

The home has been recently refreshed with neutral décor, new door fittings, and new carpets throughout, making it completely move-in ready.

Stepping inside, you're welcomed into a bright entrance hall that leads through to a spacious lounge featuring a central fireplace and large window that fills the room with natural light. Towards the rear, you'll find the open-plan kitchen/diner offering ample worktop space and room for both freestanding and integrated appliances. The adjoining conservatory provides an additional reception area, perfect for a relaxed seating or dining space, and gives direct access out to the garden through double French doors.

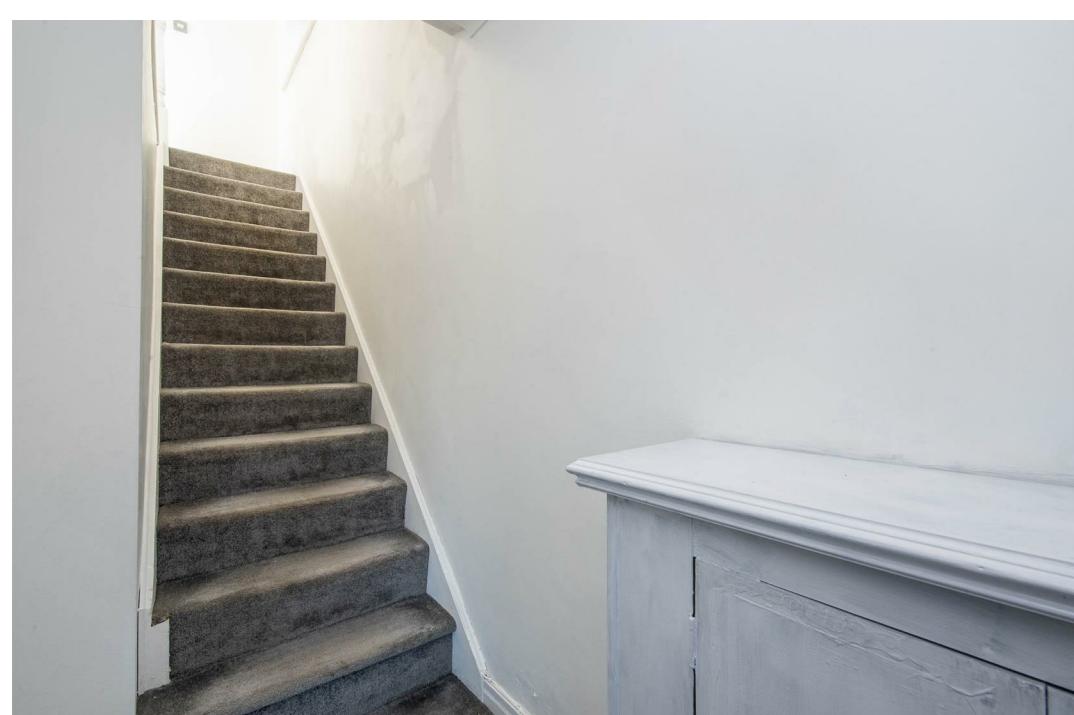
Moving upstairs, the first floor offers three well-proportioned bedrooms, The master and bedroom Two are doubles, bedroom three a single includes a built-in cupboard. The family bathroom is also located on this floor and is fitted with a three-piece suite and shower over the bath.

Externally, the property benefits from a low-maintenance front garden laid with slate chippings, alongside a good-sized driveway with space for up to two cars. To the rear, you'll find a private, easily maintained garden with stone gravel and tall fencing for added seclusion, a great space for easy outdoor living.

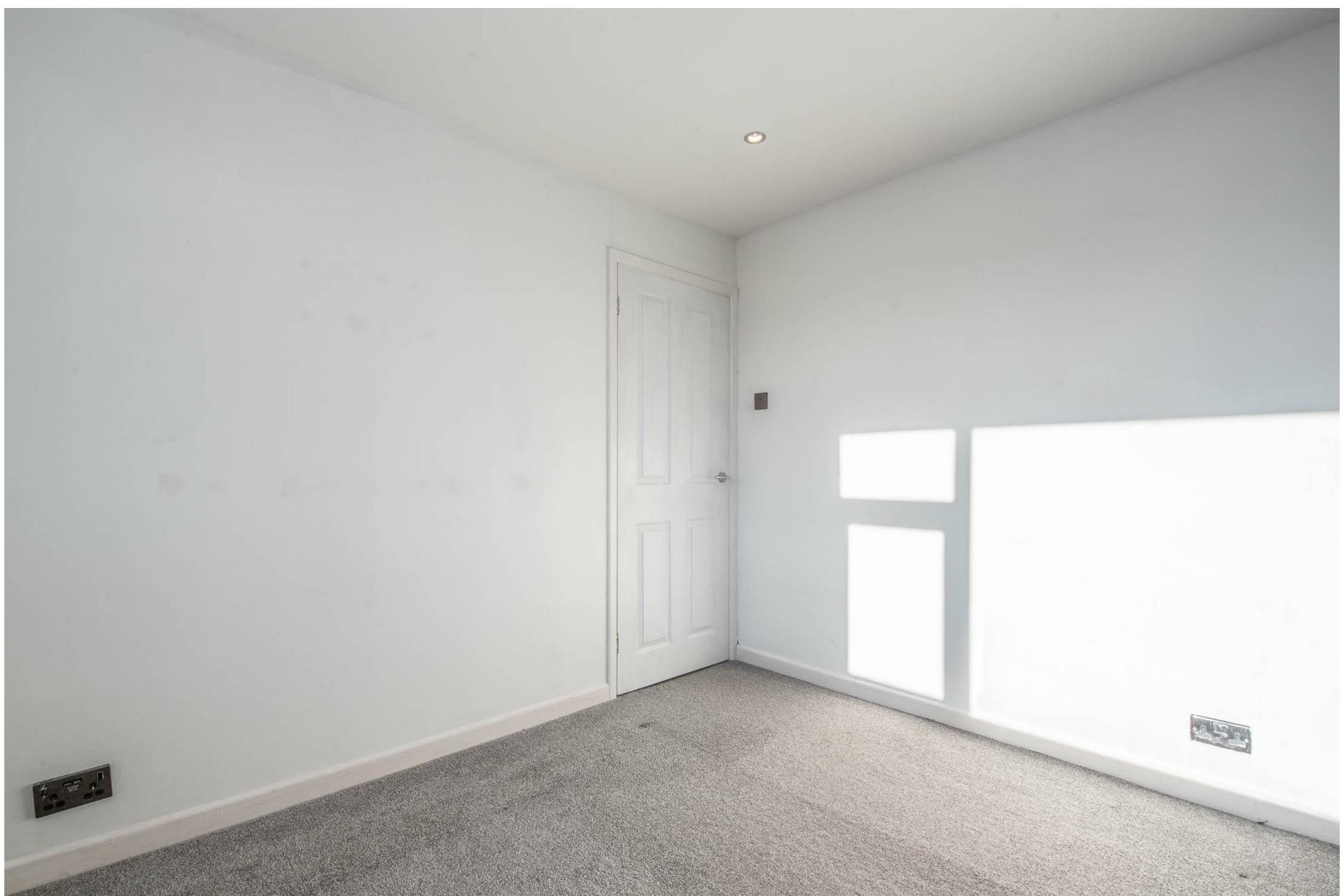
In summary this property offers plenty of potential and generous room sizes throughout, all in a sought-after Leyland location close to excellent amenities and transport connections.

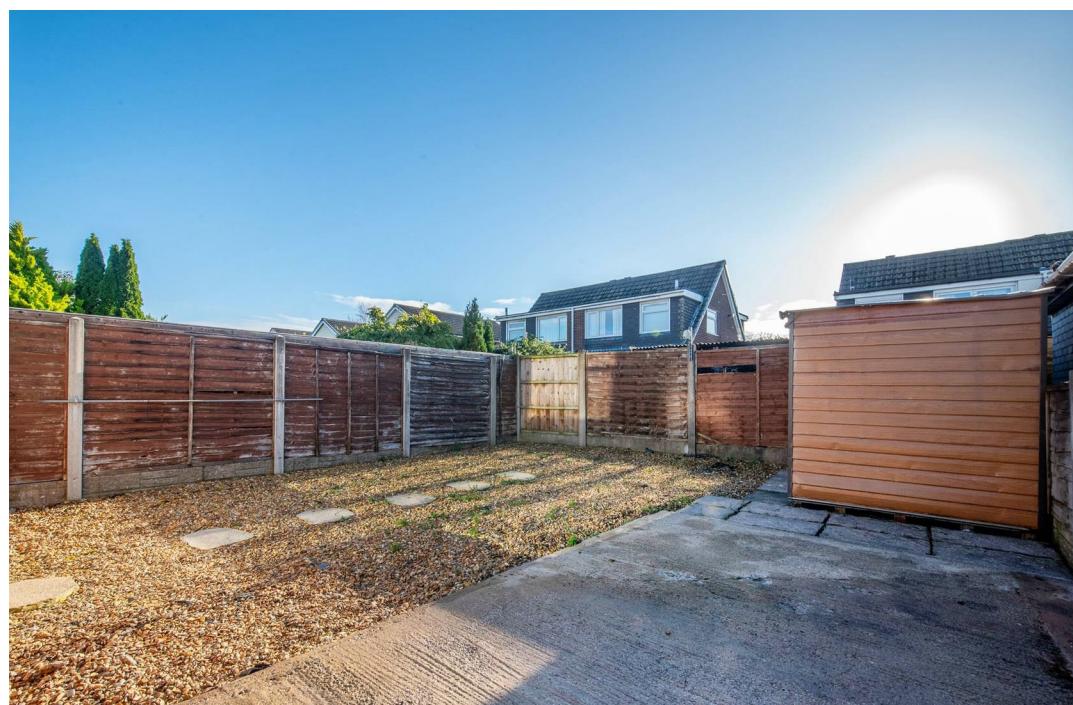






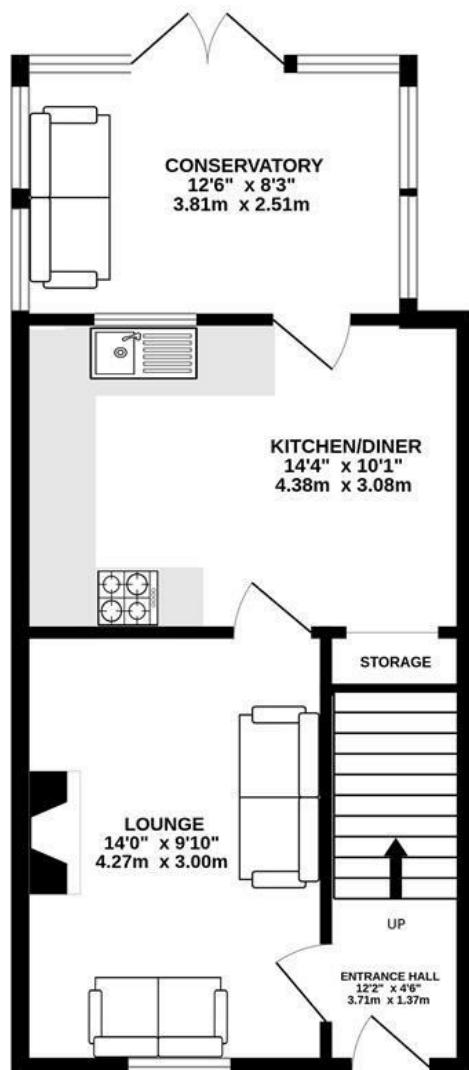




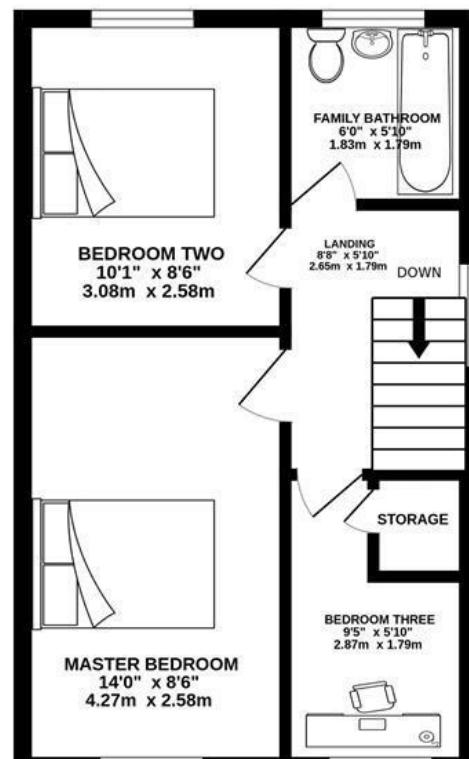


# BEN ROSE

GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 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.



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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

