BEN ROSE



Ranaldsway, Leyland

Offers In The Region Of £240,000

Ben Rose Estate Agents are pleased to present to market this well-maintained and deceptively spacious two double bedroom semi-detached home, ideally positioned in Leyland. Offering generous living accommodation throughout, a large rear garden and a substantial detached garage, the property would make an excellent choice for first time buyers looking for a home with plenty of space both inside and out. The property is conveniently situated for a range of everyday amenities, including local shops, supermarkets, schools and leisure facilities, while Leyland town centre is within easy reach for further shopping, dining and services. Leyland railway station provides direct rail links towards Preston and Manchester, with excellent road connections also available via the nearby M6 and M61, making the property well placed for commuters and those looking to explore the surrounding towns and cities.

Stepping inside, the entrance hall provides access to all of the ground floor accommodation, with stairs leading to the first floor and useful storage beneath. To the left is the impressive kitchen, which overlooks the rear garden and offers a generous amount of storage alongside a breakfast bar, making this a practical and sociable space. Two windows and a door provide plenty of natural light and direct access onto the garden. From the kitchen, the dining room offers excellent additional living space and features double doors opening out onto the rear garden, creating a lovely connection between the house and outside space. Double doors then lead through to the front-facing lounge, which is a particularly good-sized reception room and benefits from a feature fireplace providing an attractive focal point. Completing the ground floor is the spacious contemporary family bathroom, providing a well-presented and practical suite.

To the first floor are two generously proportioned double bedrooms, making the property particularly appealing for those looking for more than the usual two-bedroom layout. The impressive master bedroom is a particularly spacious room and benefits from built-in wardrobes, a skylight providing additional natural light and access to useful eaves storage. Bedroom two is another comfortable double bedroom and also benefits from built-in storage, making it a versatile space for a second bedroom, guest room or home office if required.

Externally, the property is approached via a concrete driveway providing off-road parking for two vehicles, with a small stone-covered front garden area incorporating a selection of plants. To the rear is a particularly generous garden, offering plenty of space for relaxing, entertaining and enjoying the outdoors, with a paved patio area leading onto a lawn and further decking positioned towards the bottom of the garden. A large detached garage provides excellent additional storage and could also offer useful potential for those requiring a workshop or hobby space, subject to any necessary permissions.

Overall, this is a spacious and well-maintained home which offers considerably more than might first be expected, combining two genuine double bedrooms with generous reception space, useful storage, a large garden and excellent outdoor facilities, all in a convenient Leyland location. An ideal opportunity for first time buyers looking to take their first step onto the property ladder.











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A4 LAMINATOR
BUILDER
ELVIS


POPEYE ANNUAL





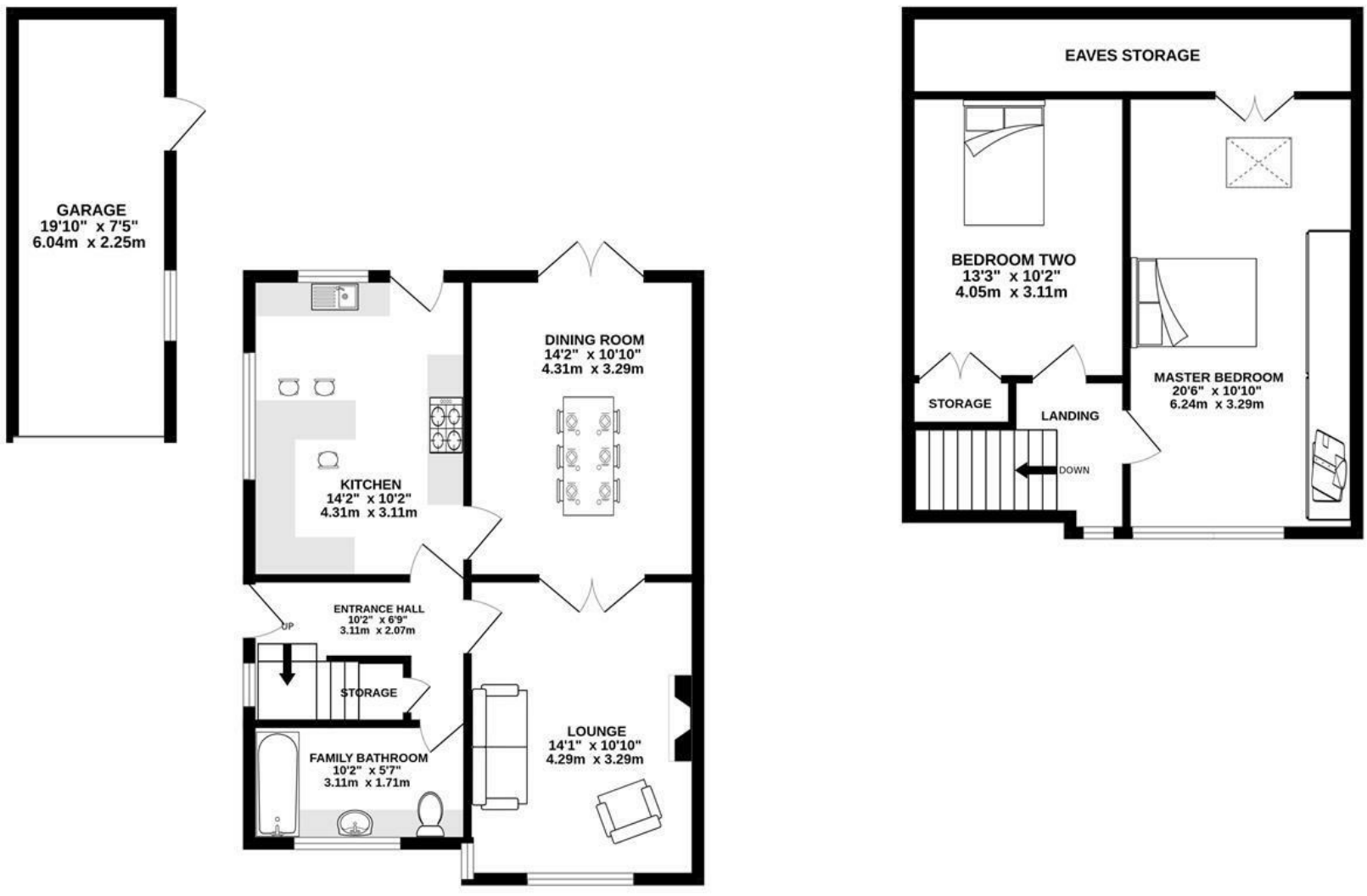


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GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.

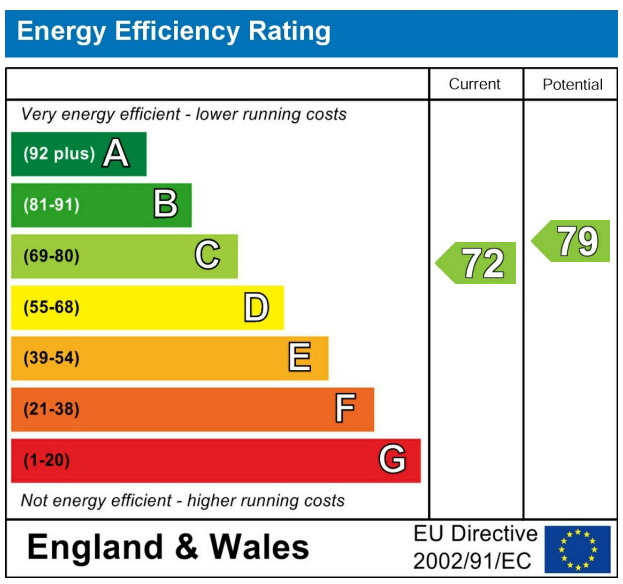
1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.

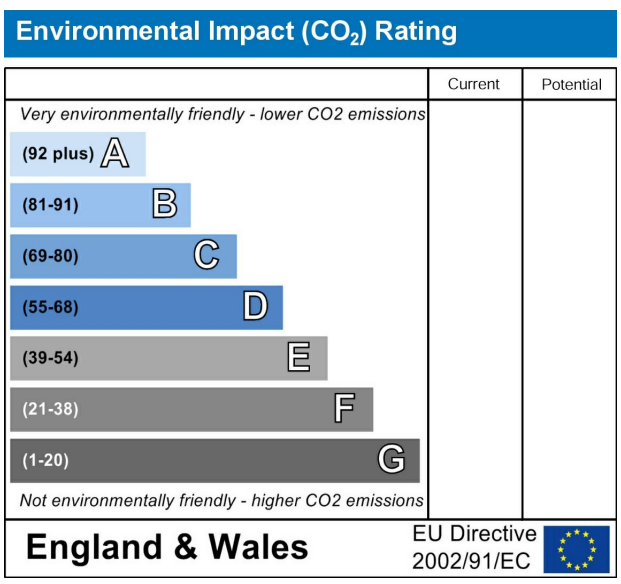


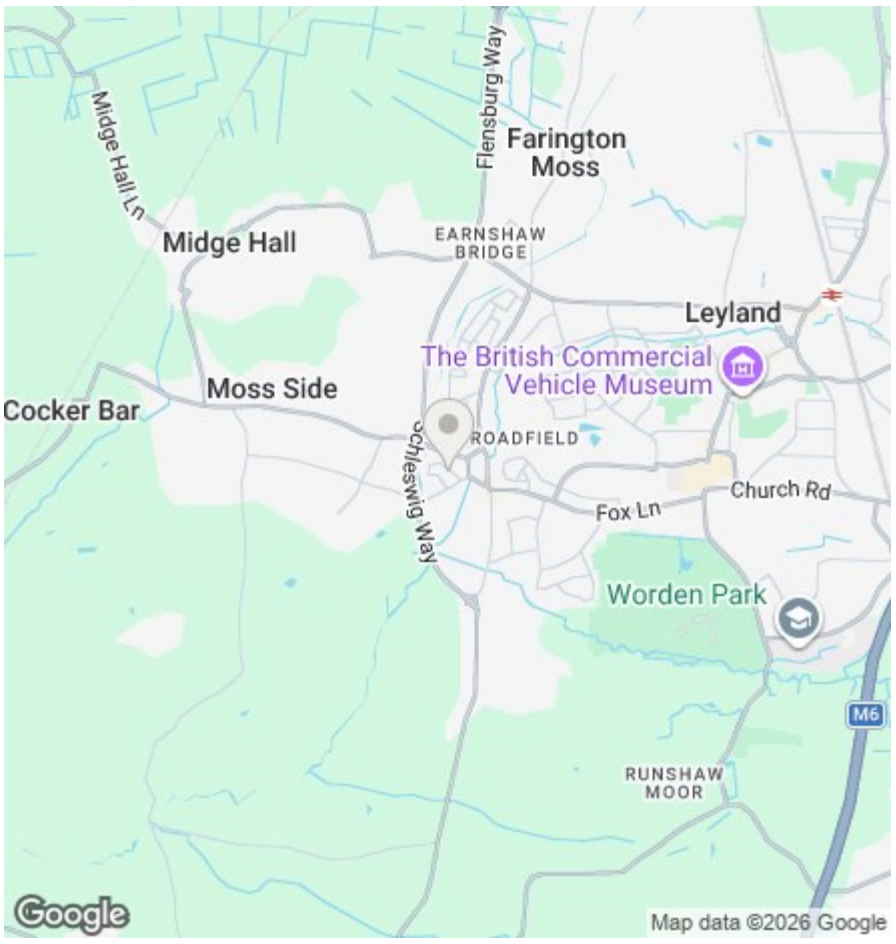
TOTAL FLOOR AREA : 1221 sq.ft. (113.5 sq.m.) approx.

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.







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