



## Fox Lane, Leyland

**Offers Over £250,000**

Ben Rose Estate Agents are delighted to bring to the market this beautifully presented and fully modernised three-bedroom terraced property, situated in the heart of Leyland, just a short walk from the town centre. Perfect for families, the home is surrounded by excellent local schools, supermarkets, and amenities, and benefits from fantastic travel links via Leyland train station and the nearby M6 and M61 motorways.

Internally, the property briefly comprises a welcoming entrance porch leading into the stunning kitchen/family room. This space is flooded with natural light from a large floor-to-ceiling window, creating a perfect area for both socialising and relaxing. The family area retains an original fireplace and would make an ideal dining space. The modern kitchen/breakfast area features a range of integrated appliances, including a fridge, freezer, oven, dishwasher, and wine cooler, along with a stylish breakfast bar with seating for two.

Moving through, you will enter the spacious lounge at the rear of the property. The lounge features a central log burner fireplace and an open staircase leading to the upper level. A convenient utility room is also accessed from the lounge, offering additional storage and space for a washing machine and dryer.

To the first floor, the property offers three well-proportioned bedrooms. Both the master bedroom and bedroom three benefit from feature fireplaces, with the master also enjoying a modern three-piece en-suite shower room. Completing this level is a stylish four-piece family bathroom, finished in a contemporary monochrome design and featuring a freestanding bath with a panelled shower screen.

Externally, to the rear is a private and secluded garden, featuring an artificial lawn and a decked patio area, along with a useful shed and dedicated wood storage.

Early viewing is highly recommended to fully appreciate the quality and finish of this impressive home and to avoid any potential disappointment.



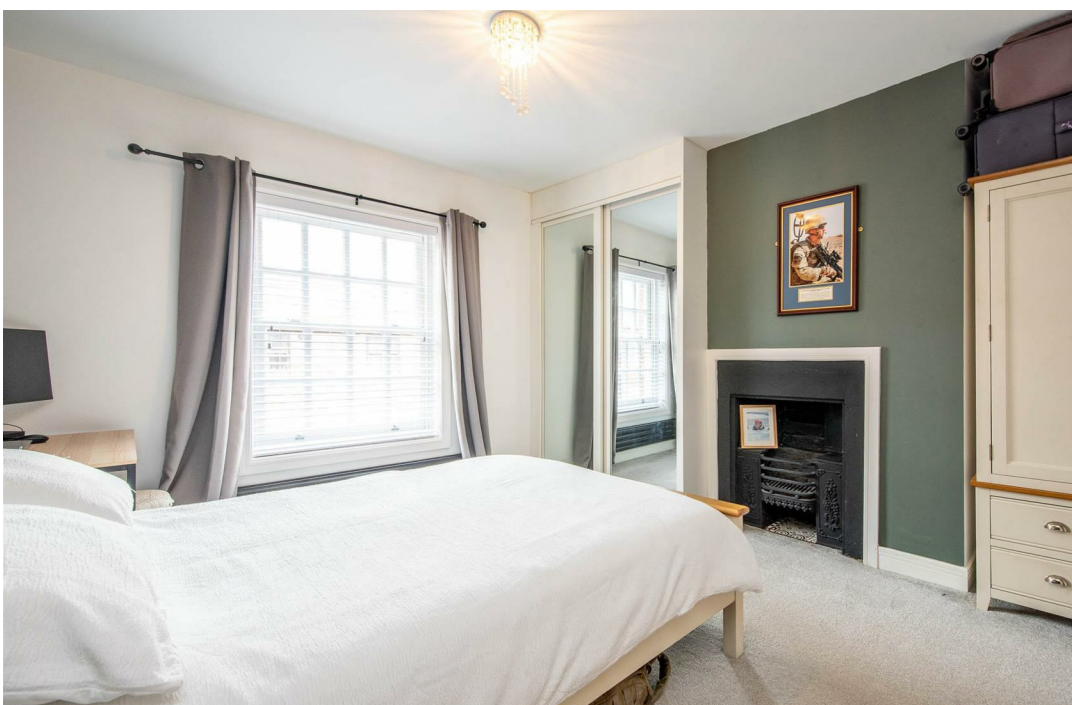










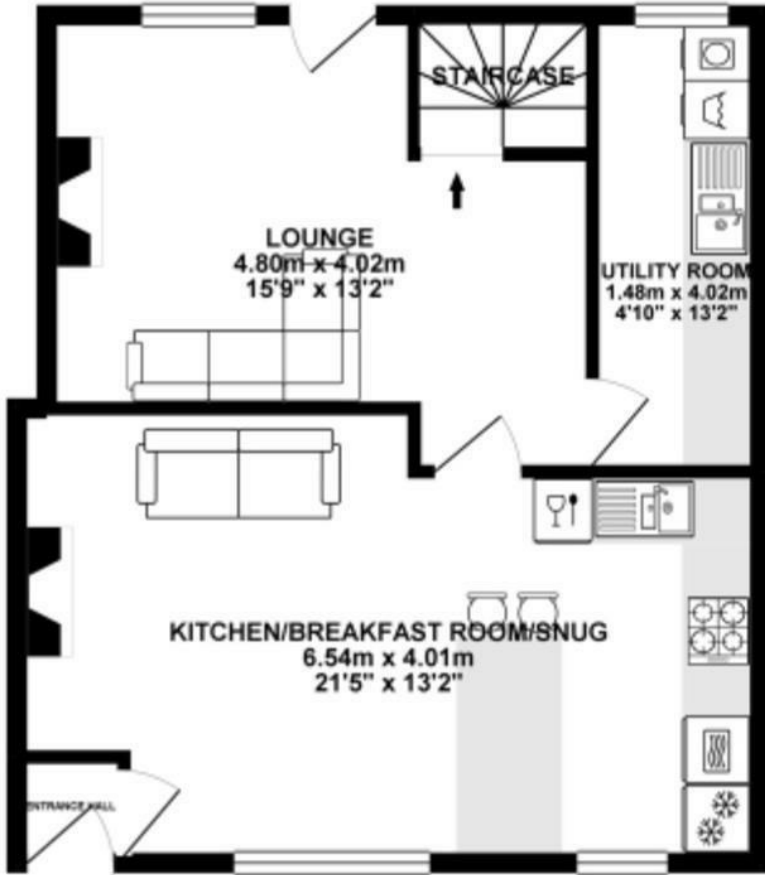




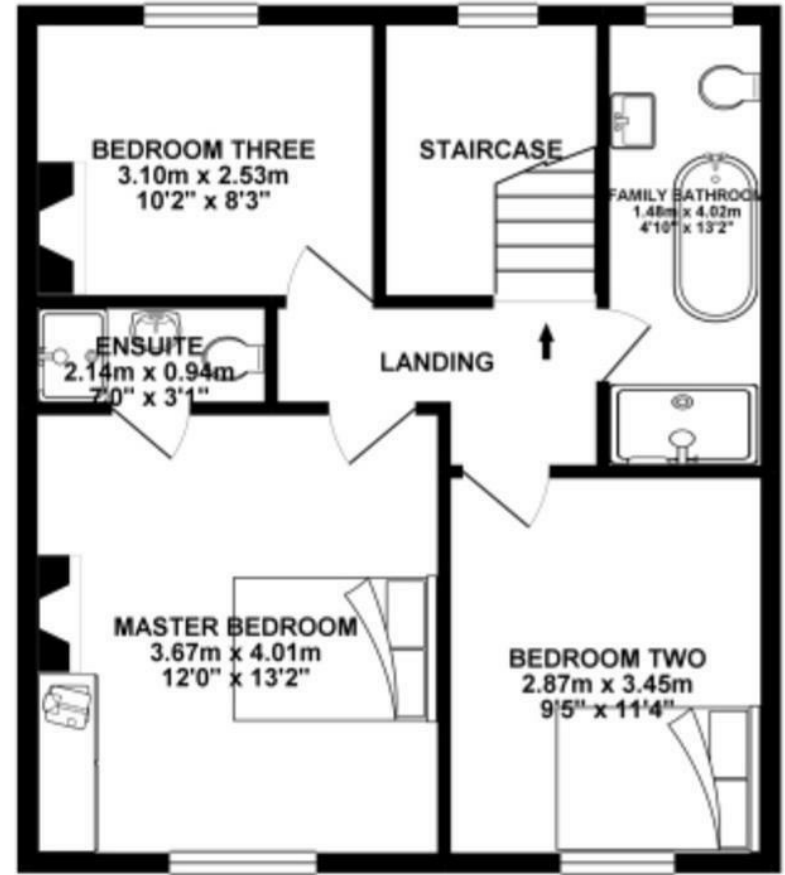




GROUND FLOOR 47.95 sq. m.  
( 516.09 sq. ft. )



1ST FLOOR 48.86 sq. m.  
( 525.91 sq. ft. )

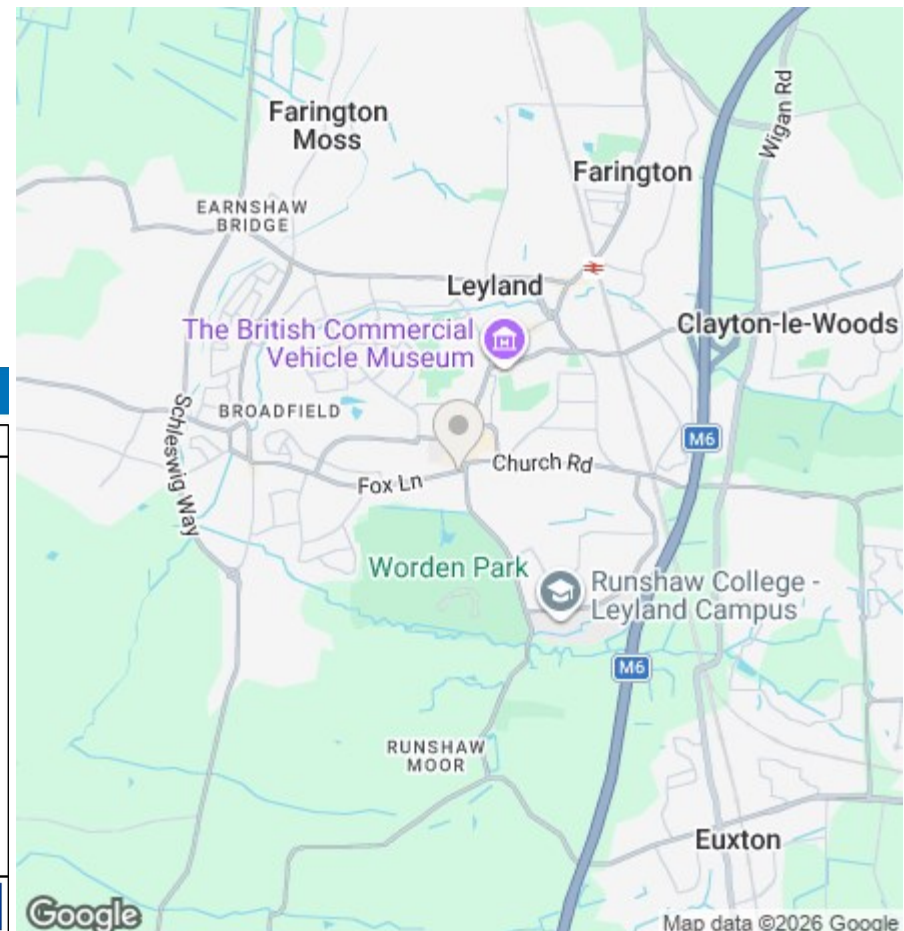


TOTAL FLOOR AREA : 96.81 sq. m. ( 1042.00 sq. ft. ) approx.

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	<b>84</b>

### 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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	