BEN ROSE



Alder Close, Leyland

Offers Over £160,000

Ben Rose Estate Agents are pleased to present to market this spacious four-bedroom end terrace home, located in a residential area of Leyland, Lancashire. Offering generous living space throughout, this property provides an excellent opportunity for families looking for a well-sized home in a convenient and well-connected setting. The area benefits from a great selection of local amenities including shops, schools, parks, and leisure facilities. Leyland train station and local bus routes are within easy reach, and the nearby M6 and M61 motorways make commuting to Preston, Chorley and surrounding towns simple and efficient.

Stepping inside, you are welcomed into an entrance hall with access to a convenient ground floor W/C, storage cupboard and the main living areas. The spacious lounge is positioned to the rear of the home and enjoys lovely views over the garden, making it a great space for relaxing or entertaining. From here, a secondary hallway provides access outdoors and leads to a large double bedroom that overlooks the garden, a versatile room that could also be used as a dining room, home office, or additional reception. To the front of the home, there is a practical and functional kitchen with ample scope to personalise and make your own.
Upstairs, the home features three further double bedrooms, each offering plenty of space and flexibility for family living. A family bathroom and separate W/C serve this floor, and the landing provides useful built-in storage cupboards.

Externally, the property enjoys a low maintenance stoned front garden with a flagged pathway and handy external store. To the rear, a large, enclosed garden provides a lovely outdoor space that is not overlooked from behind, featuring an extensive lawn perfect for families, pets, or those who enjoy gardening.

In summary, this generous four-bedroom home offers excellent living space in a convenient Leyland location, close to everyday amenities and transport links. A fantastic opportunity for families looking to make a property their own




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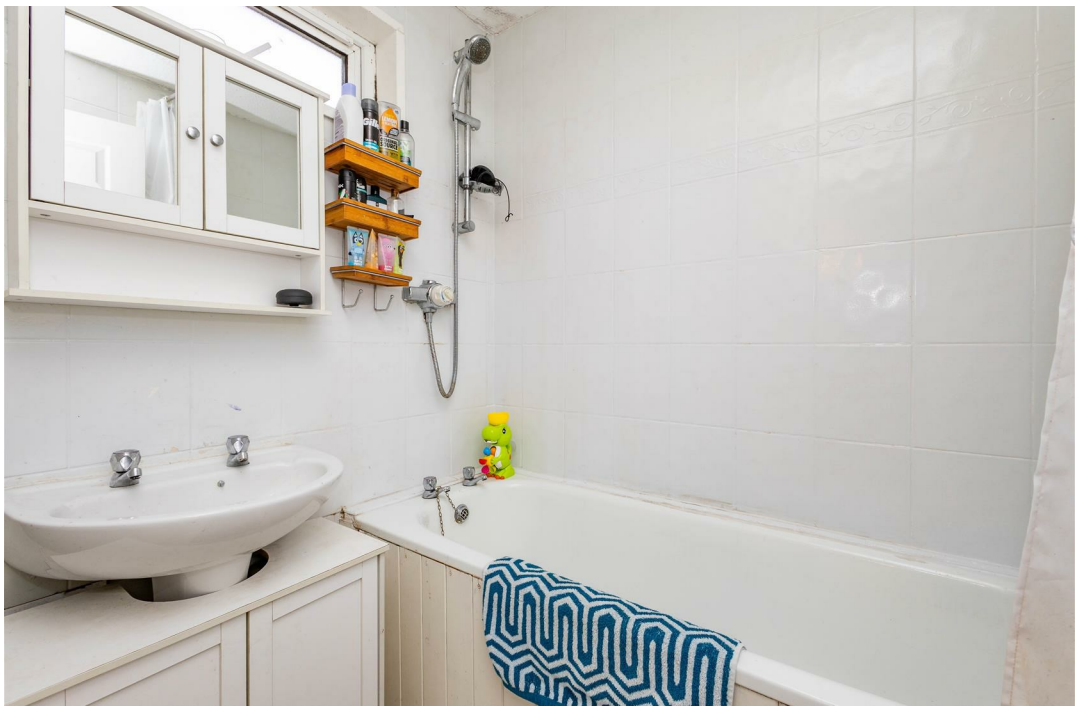



Fisher-Price




GAME ON





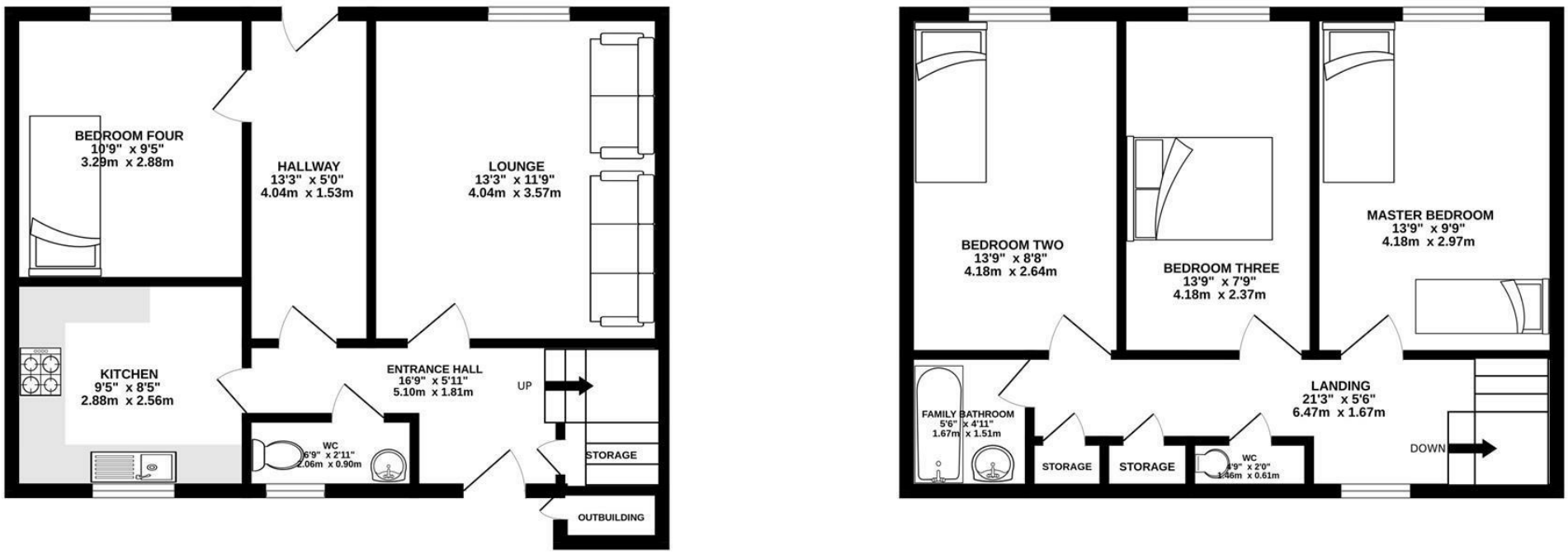




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GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.

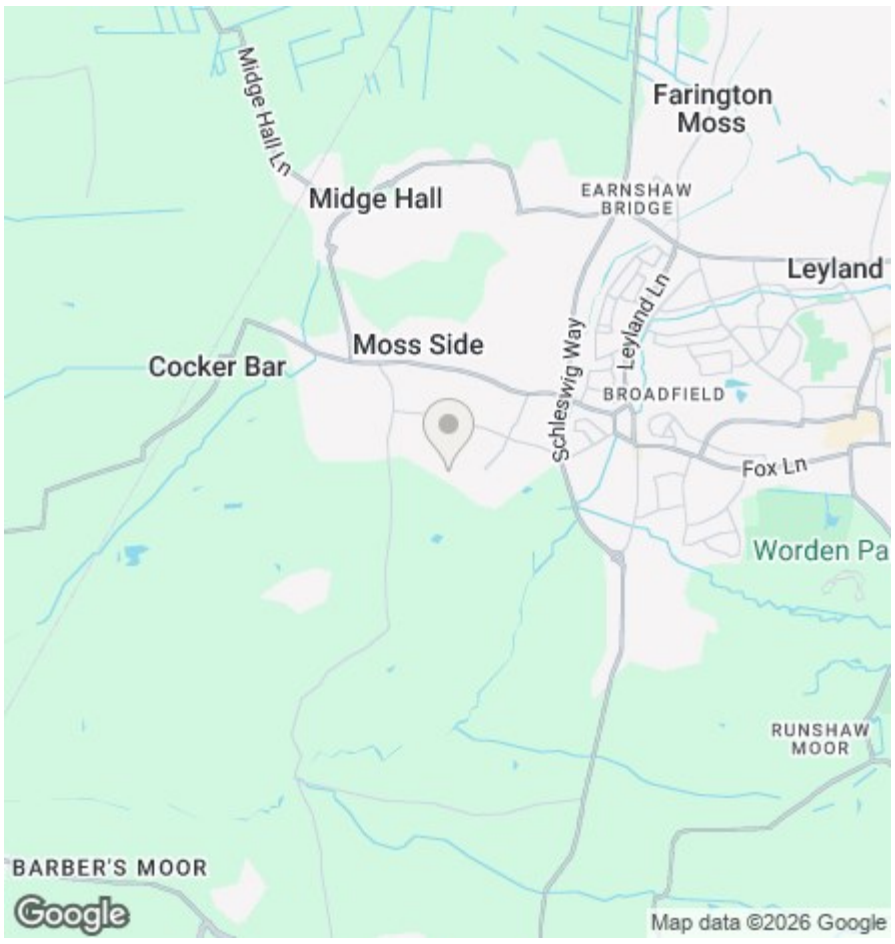
1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.

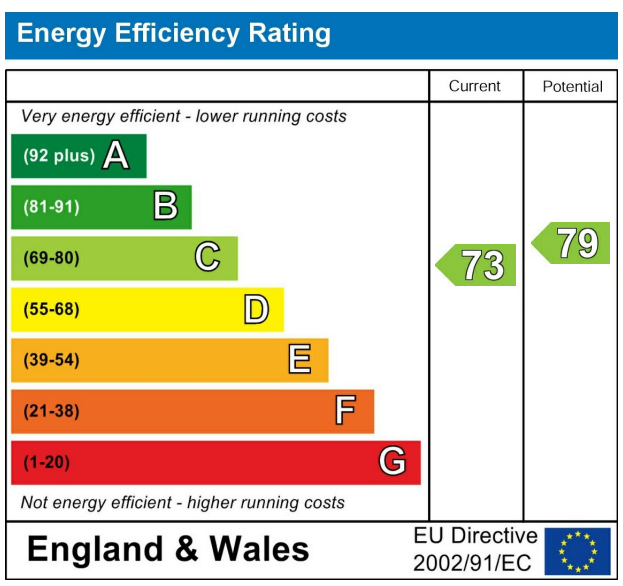


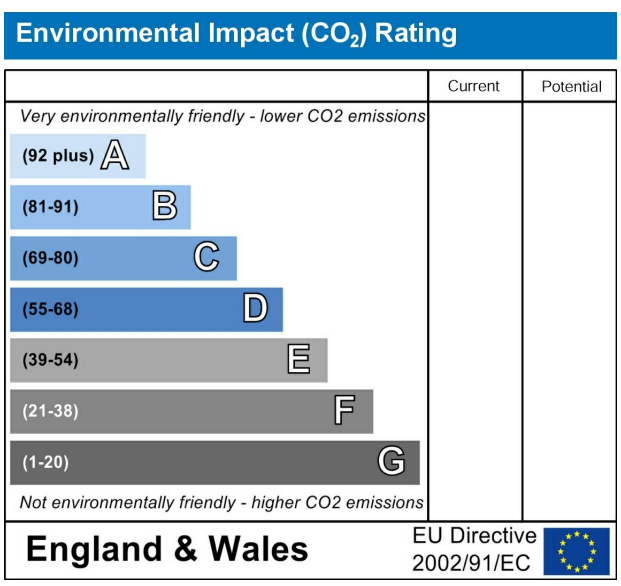
TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.

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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