



## Dunkirk Lane, Leyland

**Offers Over £350,000**

Ben Rose Estate Agents are delighted to present to the market this charming three-bedroom period home, located on a highly sought-after street in Leyland. Perfect for families, the property is ideally situated just five minutes from Leyland town centre, offering easy access to excellent local schools, supermarkets, and a wide range of amenities. The home also benefits from superb transport links, with Leyland train station and the M6 and M61 motorways close by.

Stepping into the property, you are welcomed into the entrance hallway, with the central staircase directly ahead. To the right, you'll find the spacious lounge, featuring a beautiful high ceiling and a charming feature fireplace. Across the hallway is the dining room, which boasts the original cast iron fireplace and offers ample space for a large family dining table. Continuing through, you'll enter a versatile family room, currently used as a utility room, but equally suited as an additional sitting room, playroom, or home office. From here, you are led into the modern kitchen, which offers ample storage along with an integrated oven and hob. A single door provides direct access to the rear garden.

Upstairs, the property offers three well-proportioned double bedrooms, with the second bedroom benefiting from built-in storage. Completing this level is a spacious three-piece family bathroom.

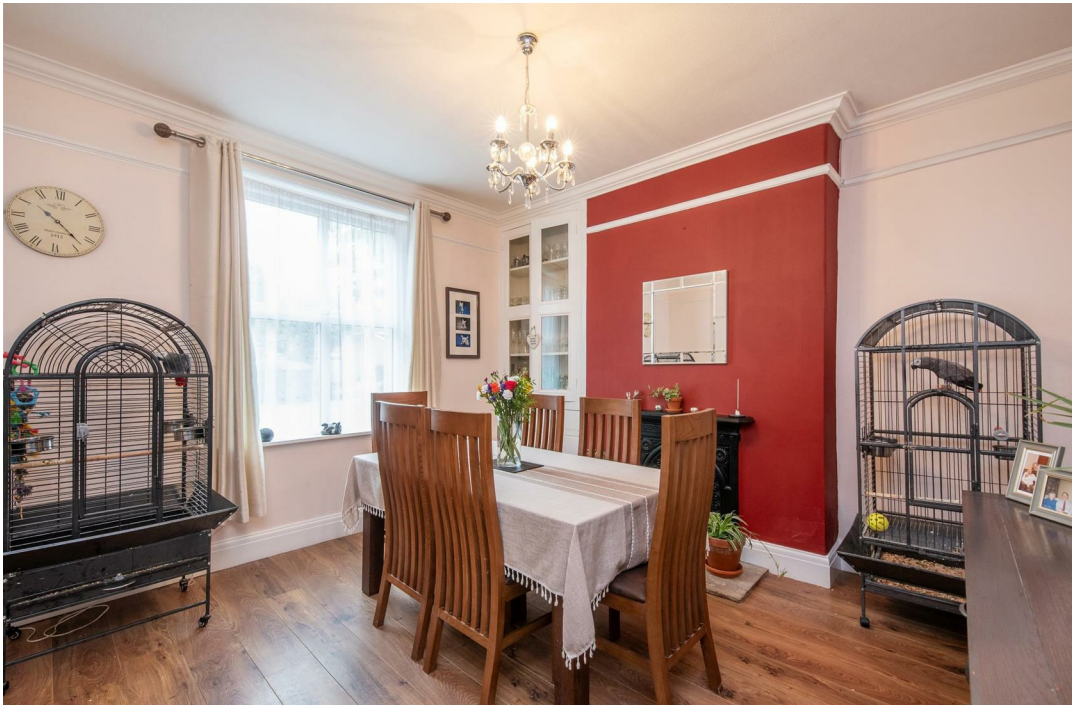
Externally, the front of the property features a private driveway, offering off-road parking for one vehicle. To the rear is a generously sized, low-maintenance garden with a flagged patio and convenient outdoor storage. Both the front and rear aspects are not overlooked, adding a welcome sense of privacy.

Early viewing is highly recommended to avoid disappointment.

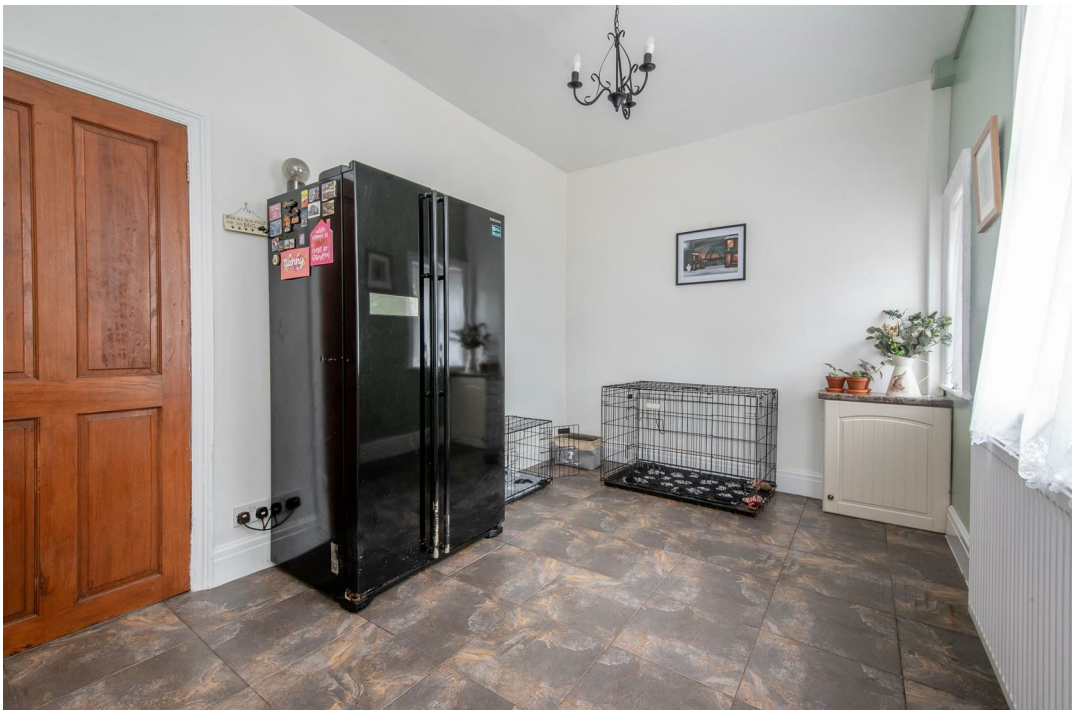




















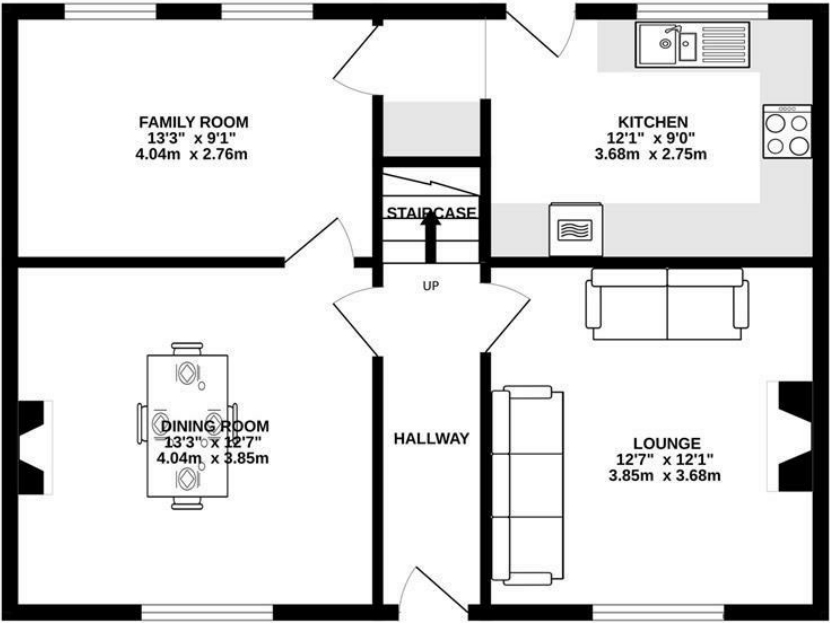




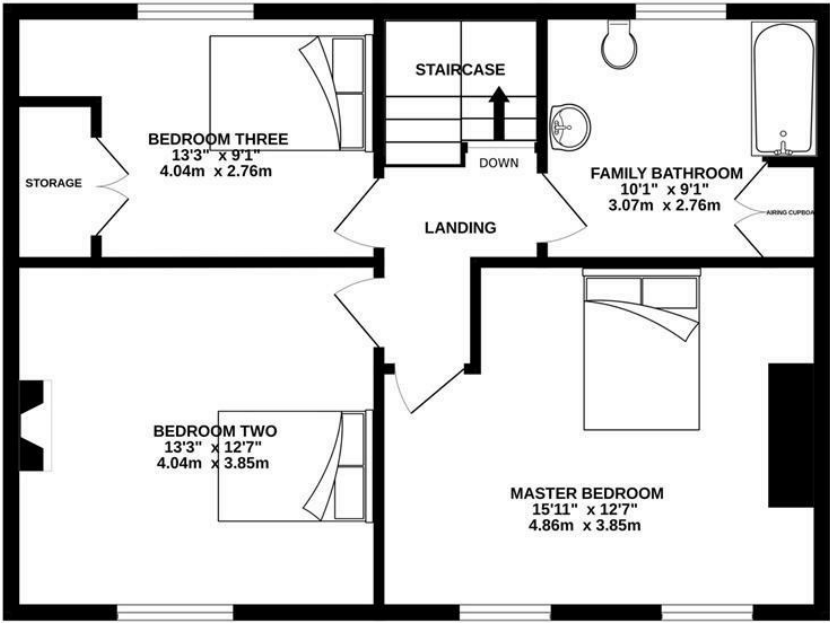


# BEN ROSE

GROUND FLOOR  
622 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.3 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.  
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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		
	61	76
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		

