



Glamis Road, Leyland

Offers Over £200,000

Ben Rose Estate Agents are pleased to present to market this charming semi-detached bungalow, situated within a sought-after residential area of Leyland. Ideal for couples or those looking to downsize, this well-maintained home offers spacious and versatile accommodation throughout, combined with a convenient location close to a wide range of amenities. The property benefits from excellent travel links, including nearby rail services from Leyland to Preston, Manchester and Liverpool, as well as superb bus routes to Leyland, Preston and Chorley. The M6, M61 and M65 motorways are also easily accessible, making commuting simple. Residents can enjoy being just a short distance from Leyland town centre, offering local shops, supermarkets, bars, pubs, restaurants and schools, alongside nearby attractions and leisure facilities.

Upon entering the home, you are welcomed through a porch into the entrance hall which provides access to the main accommodation. To the front of the property is a spacious lounge, filled with natural light and offering a comfortable setting for relaxing and entertaining. The fitted kitchen is positioned to the side and benefits from ample worktop space, with convenient access to both the driveway and rear garden. The master bedroom is located to the rear and features built-in wardrobes, whilst the second generously sized double bedroom benefits from sliding glass doors opening into the conservatory. Completing the ground floor is a modern three-piece shower room. Spanning the full width of the home, the conservatory provides an additional reception space overlooking the garden.

Externally, the property boasts a gated front garden with lawned areas, mature plants and shrubs, alongside a paved driveway providing off-road parking for up to three vehicles and leading to a detached garage, with electrically operated garage door at the rear. The rear garden is well maintained with a lawn, established plants and shrubs, creating a pleasant outdoor space to enjoy throughout the year. This lovely bungalow combines comfortable living with a fantastic location, making it an excellent opportunity for buyers seeking convenience and single-storey living.





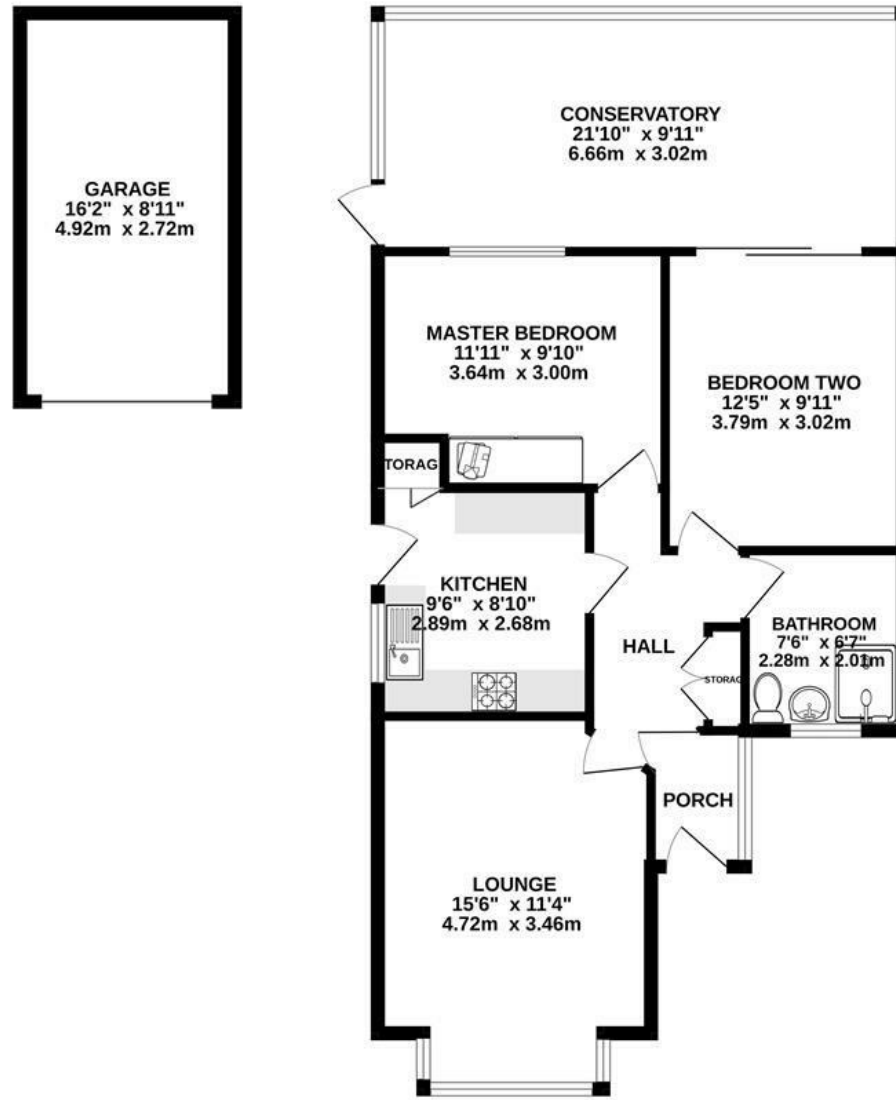








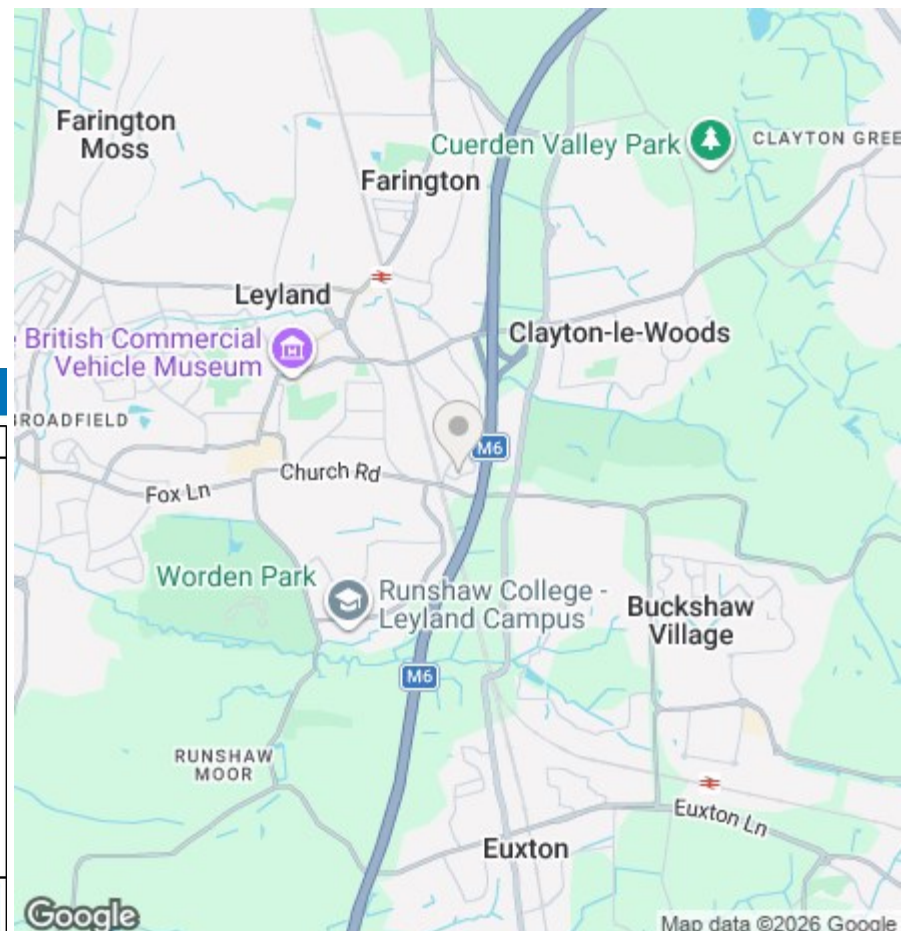
GROUND FLOOR
977 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq.ft. (90.8 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		65	73
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		