



Cleaveland Road, Leyland

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached property, situated in a highly sought-after residential area of Leyland. The home is ideally located just a short walk from Leyland town centre and benefits from close proximity to excellent local schools, supermarkets, and amenities. It also offers fantastic travel links via Leyland train station and the nearby M6 and M61 motorways.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the left, you will find the spacious lounge, featuring a charming bay window overlooking the front aspect. From here, you move through to the open plan kitchen/diner. The contemporary fitted kitchen offers ample storage and integrated appliances, while the dining area provides space for a family dining table, with double patio doors opening out to the rear garden. Completing the ground floor is a convenient understairs WC.

Upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from a private en-suite shower room. A three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, to the front is a private driveway providing off-road parking for multiple vehicles. To the rear is a generously sized garden featuring a spacious lawn, flagged patio, and raised decking area with a built-in fire pit, creating the perfect setting for relaxing or entertaining. A convenient storage shed is also included.

Early viewing is highly recommended to avoid potential disappointment.







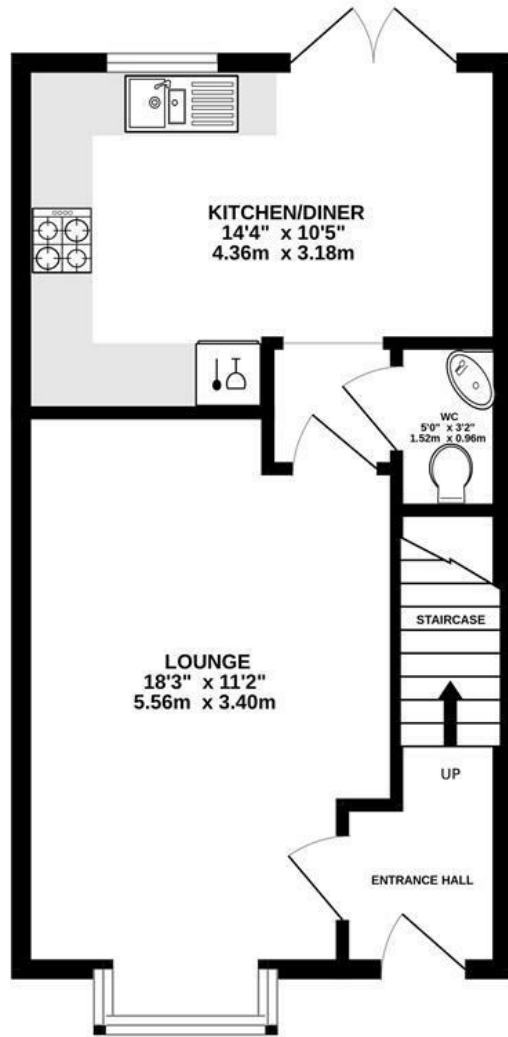




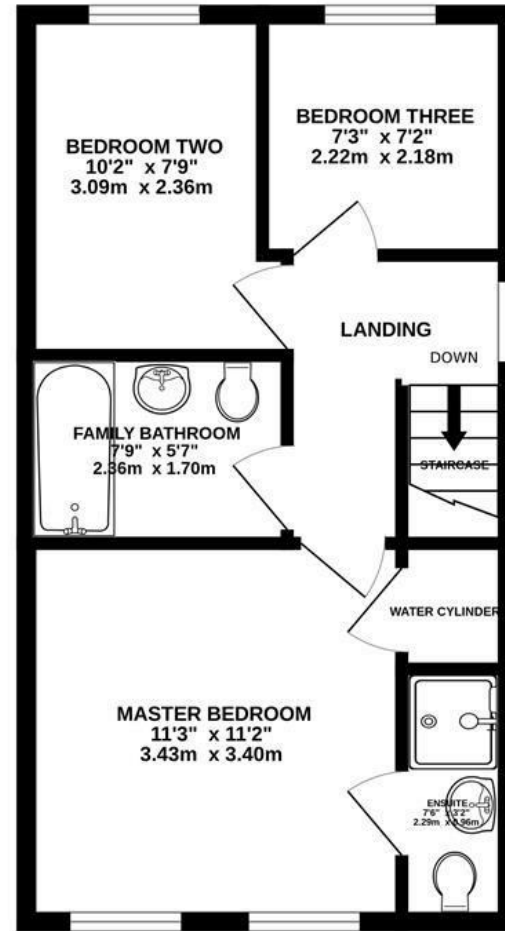


BEN ROSE

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.5 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		77	
(55-68) D			
(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	

