



## Mardale Crescent, Leyland

**Offers Over £250,000**

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom semi-detached bungalow, ideally located in the heart of Leyland. Situated in a highly sought-after residential area, the property is within walking distance of Leyland town centre, benefiting from close proximity to excellent local schools, shops, and amenities. It also offers convenient access to major northwest towns and cities via the nearby M6, M61, and M65 motorways.

Stepping into the property, you are welcomed into the entrance hallway, which provides access to most rooms. Directly ahead, you will find a spacious lounge featuring a charming central fireplace and a large front-facing window that fills the room with natural light. Next, you enter the open-plan kitchen/diner. The fitted kitchen offers ample storage, along with an integrated oven, hob, and washing machine, as well as additional space for freestanding appliances. The dining area provides ample space for a family dining table and benefits from convenient integrated storage.

From the kitchen, there is access to the bright and airy conservatory at the rear, which offers a versatile additional living space and features a single door leading out to the garden. Moving back through the home, you will find two well-proportioned bedrooms, along with a modern three-piece shower room.

Externally, the front of the property features a newly extended driveway providing off-road parking for multiple vehicles, along with access to the attached single garage. The rear garden is beautifully maintained, boasting a south-facing lawn, established borders, and a patio area, perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.





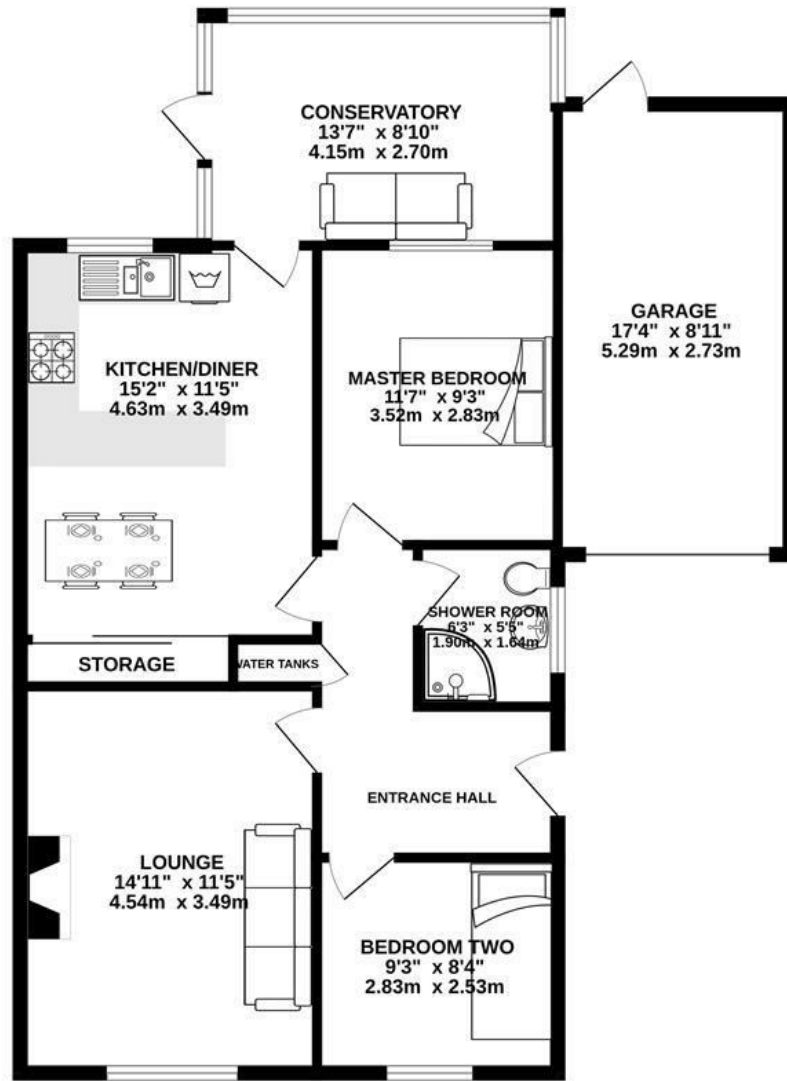








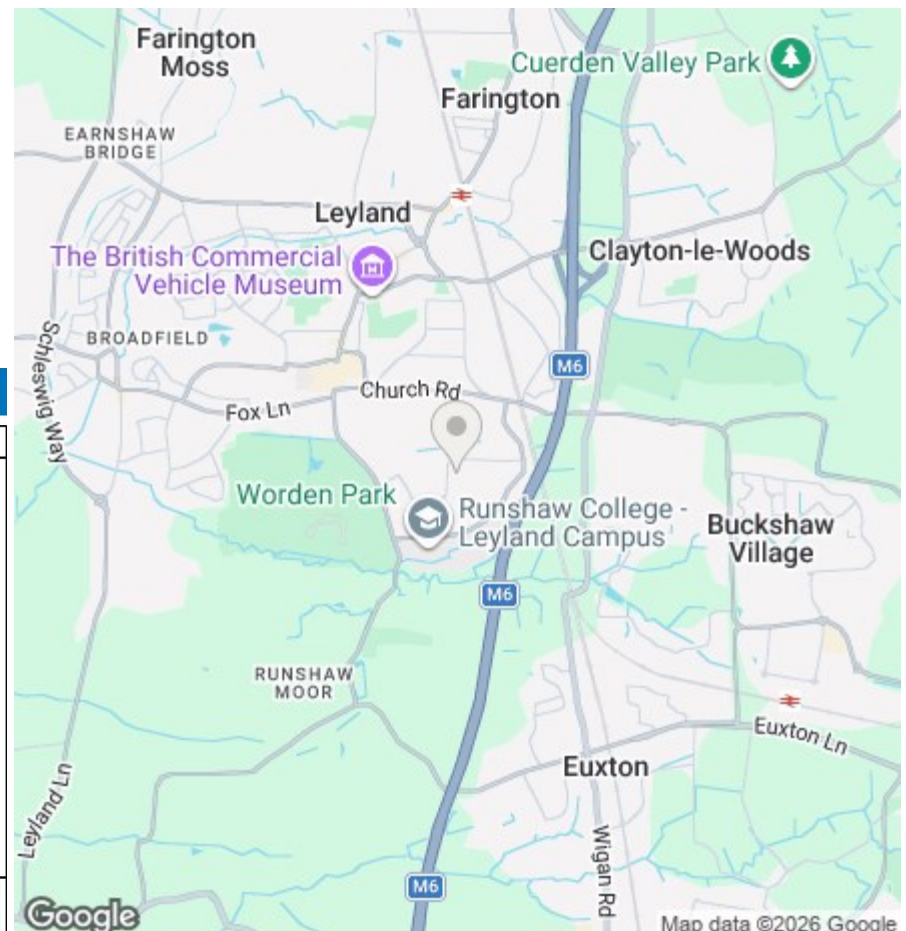
GROUND FLOOR  
929 sq.ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.4 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	

### 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	