



## Quins Croft, Leyland

Offers Over £320,000

Ben Rose Estate Agents are pleased to market this well-presented, four-bedroom detached home, situated in the heart of Leyland. This beautiful family home offers a versatile layout with multiple reception rooms, ideal for modern family living. Nestled in a sought-after residential area, the property is within easy reach of excellent local amenities, including supermarkets, schools, and leisure facilities. Leyland train station is just a short drive away, providing direct links to Preston and beyond, while nearby bus routes and the M6 and M61 motorways offer excellent commuter access to surrounding towns and cities, including Preston, Chorley, and Manchester.

Stepping inside, you are welcomed into a bright and airy reception hall that houses a convenient WC as well as providing access to all of the ground floor rooms. To the front of the home is the spacious lounge, with dual aspect windows flooding the room with natural light. To the rear is the sizable dining room / snug, featuring French doors that lead seamlessly into the garden, making it an ideal setting for entertaining guests. Completing the ground floor is the open kitchen, which features a selection of integrated appliances, including a washing machine, dryer, dishwasher, fridge freezer and oven. The room is complemented by a convenient utility area offering more practical space, with direct access to both the rear garden and the integral garage.

Ascending to the first floor, the open landing leads to four well-proportioned bedrooms. It's worth noting that all of the bedrooms boast spacious fitted wardrobes, minimising the need for freestanding furniture and adding huge amounts of storage. The impressive master bedroom benefits from its own private en-suite shower room. Completing the floor is the three-piece family bathroom with an over the shower bath.

Externally, the property features a private driveway with space for a car, leading to a half garage that offers additional storage and practicality. The rear garden offers a private retreat with tall bushes and trees offering privacy.

The property also benefits from the kitchen and dining room being updated in late 2023 and the bathrooms being updated in late 2024. This ideal family home offers a wonderful blend of space, comfort, and convenience, making it an excellent choice for those looking to settle in a desirable and well-connected location.



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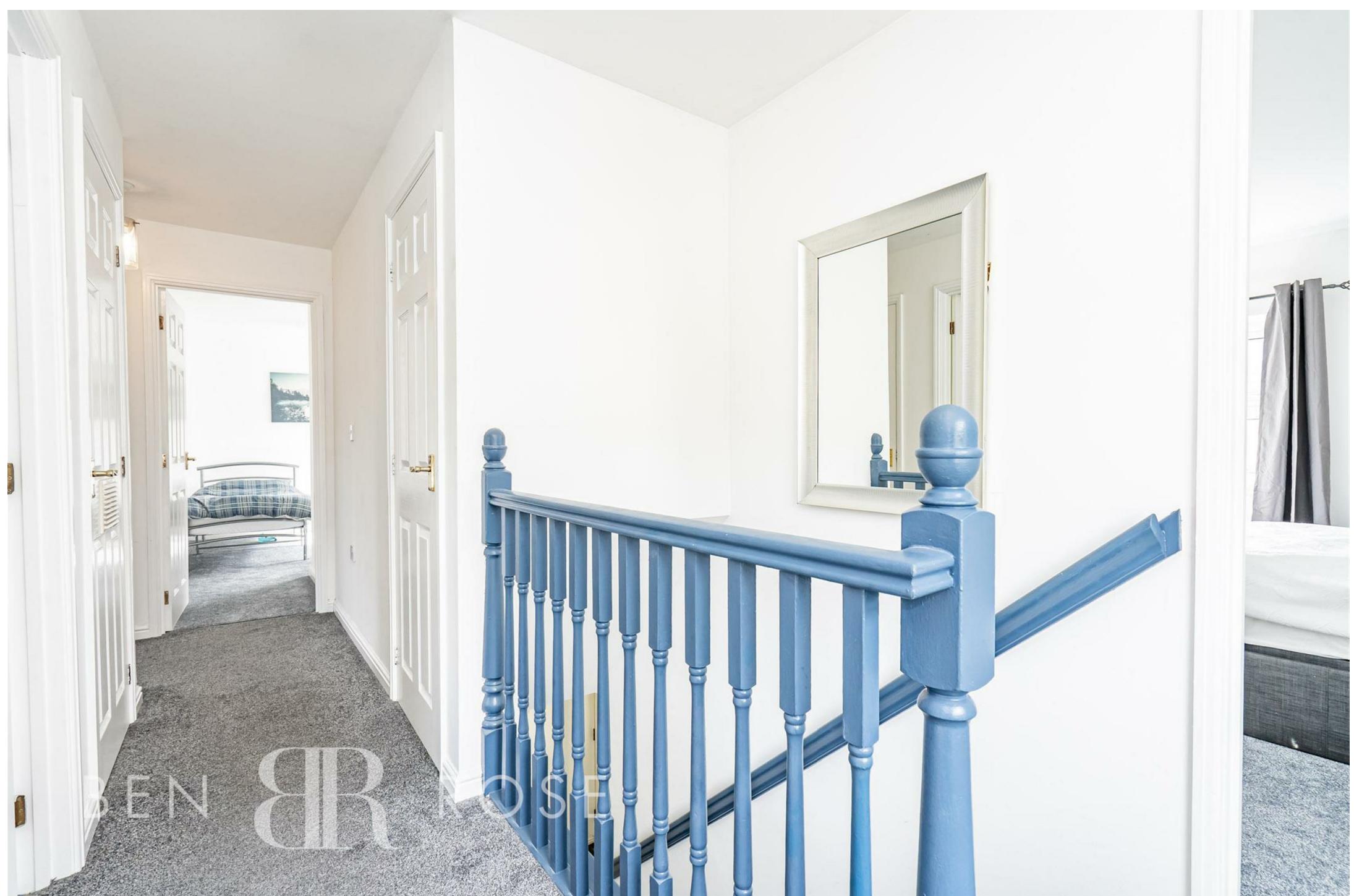


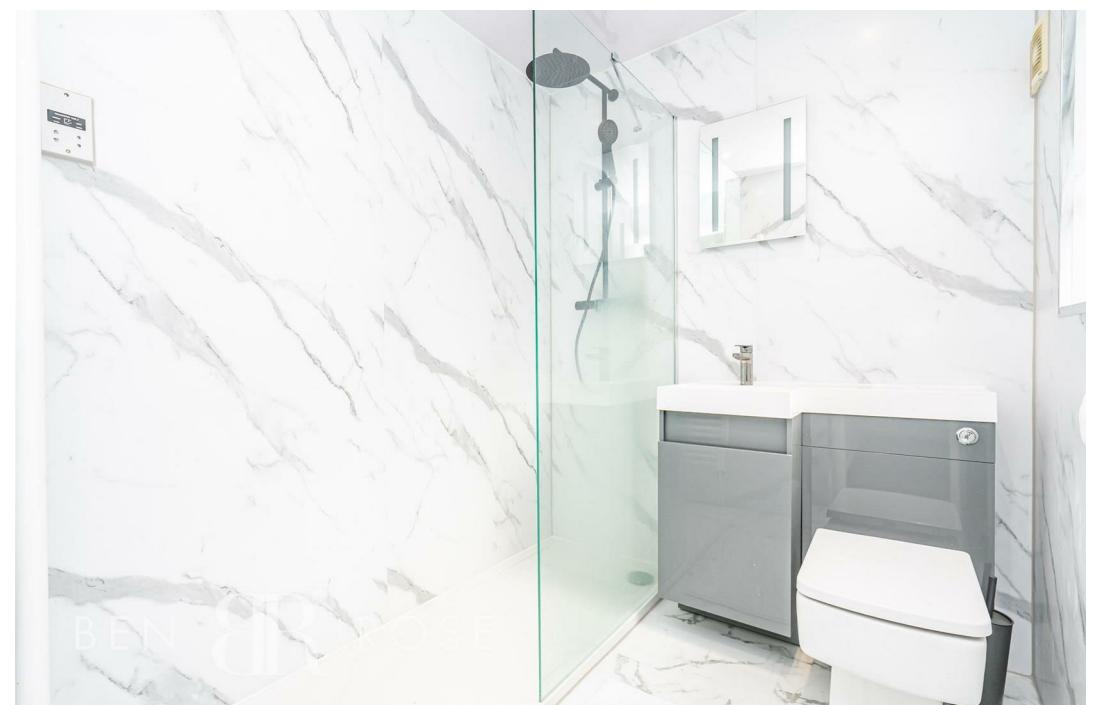
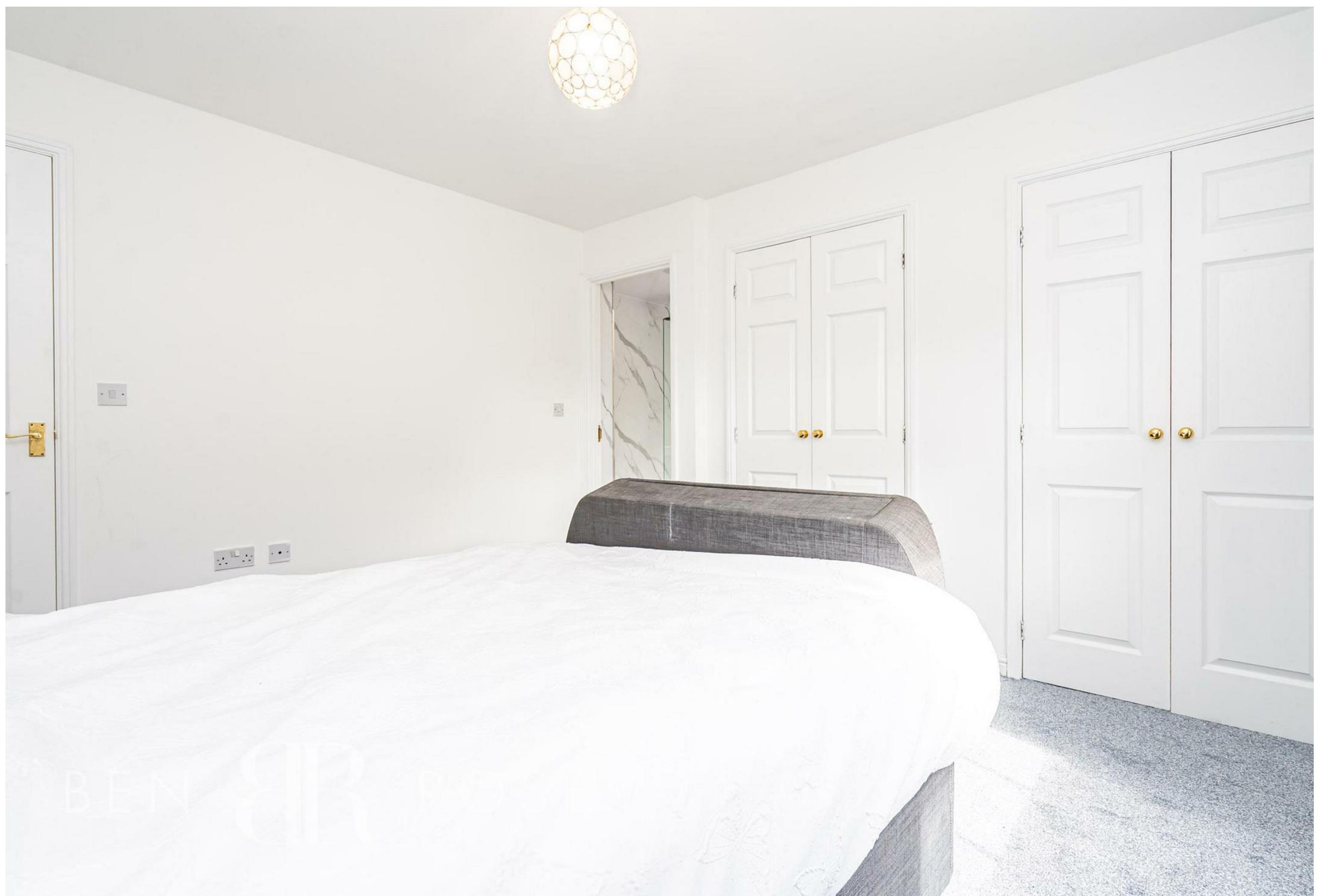
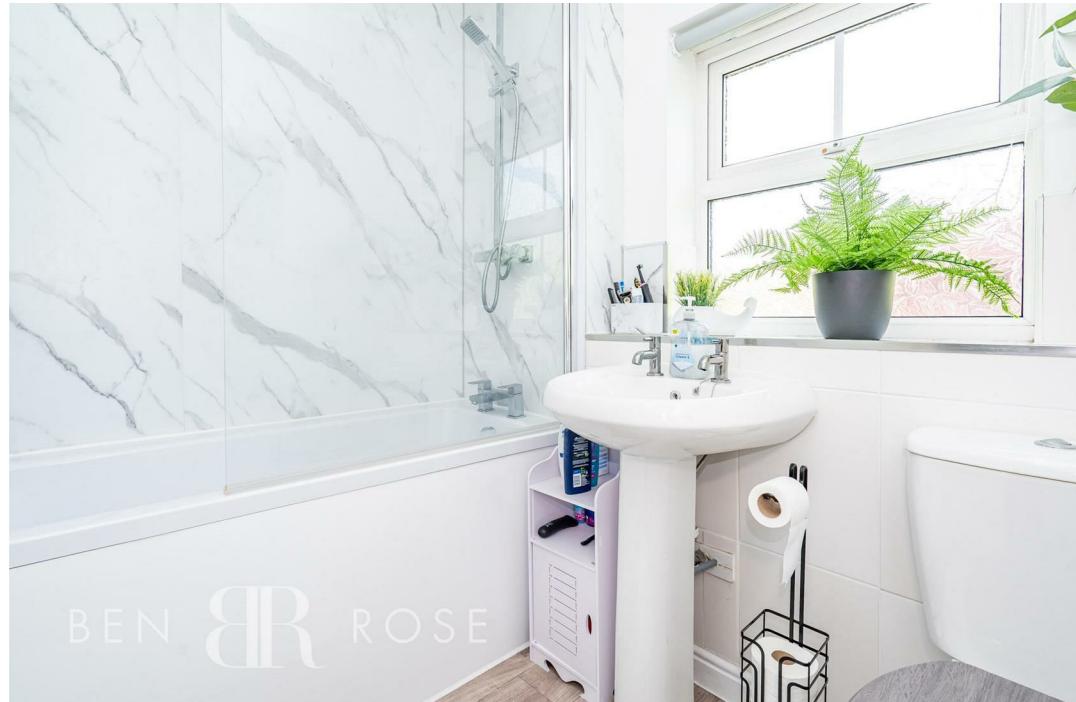


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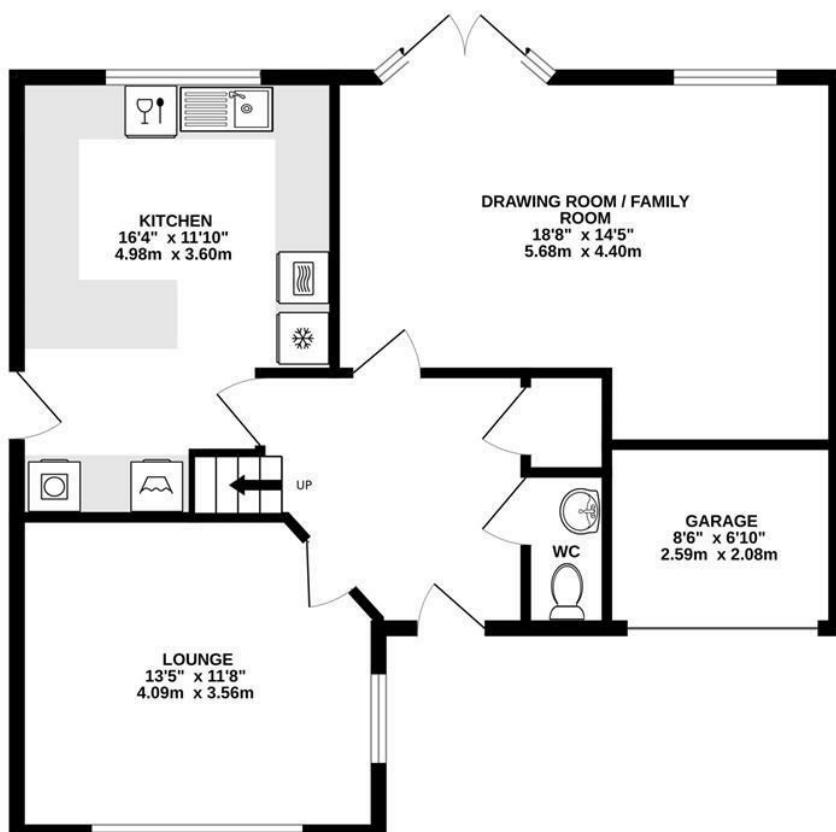




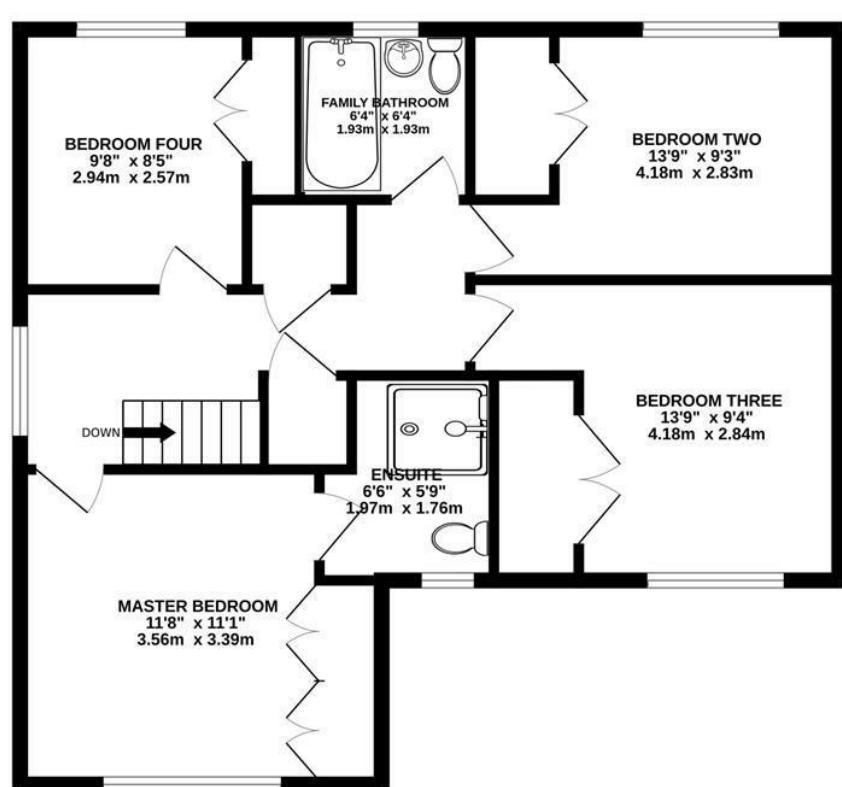


# BEN ROSE

GROUND FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 1452 sq.ft. (134.9 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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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		
<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)	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		
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