



## Stirling Close, Leyland

Offers Over £280,000

Ben Rose Estate Agents are delighted to present this charming four-bedroom detached family home, tucked away in a peaceful cul-de-sac right in the heart of Leyland, Lancashire. Offering a wonderful blend of traditional character and modern comfort, this delightful property is perfectly suited for family living. Its prime location places it just moments from Leyland town centre, providing easy access to an array of local amenities including shops, restaurants, and highly regarded schools. For commuters, Leyland train station is within close reach, offering direct connections to Preston, Manchester, and beyond, while the nearby M6 and M61 motorways ensure smooth travel by car. Families will also appreciate the proximity to Worden Park and Cuerden Valley Park, both of which offer picturesque open spaces ideal for outdoor activities and weekend strolls.

Stepping inside, you're welcomed by a spacious entrance hall that provides access to most of the ground floor rooms, along with convenient under-stair storage and a separate WC. The generously sized lounge is a warm and inviting space, centred around a charming brick feature fireplace with a newly fitted gas fire. A large front-facing window floods the room with natural light, while French doors lead directly into the dining room. This second reception area is equally spacious, easily accommodating a large family dining table, and benefits from patio doors that open out to the garden, creating a perfect flow for entertaining. The dining room also connects seamlessly to the extended kitchen breakfast room, which has been thoughtfully designed with ample wall and base units and integrated appliances including a dishwasher, washing machine, and fridge freezer. To the rear of the kitchen, there's space for a smaller dining table, ideal for informal meals, with lovely views of and direct access to the garden.

Upstairs, the property offers four well-proportioned bedrooms, two of which are comfortable doubles. Three of the rooms feature integrated storage, ensuring practicality alongside comfort. A useful additional storage cupboard is located off the landing, and the family bathroom is fitted with a three-piece suite including an over-the-bath shower.

Externally, the home continues to impress. The detached garage is currently used for storage, while the private gated driveway offers off-road parking for three to four vehicles. The rear garden is a private, tranquil space, mostly laid to lawn with a patio area, surrounded by mature trees and shrubs, and not overlooked, providing a perfect setting for relaxation or play. The front garden is equally well maintained, featuring a neat lawn, decorative gravel, and a beautiful blossom tree that adds charm and appeal.



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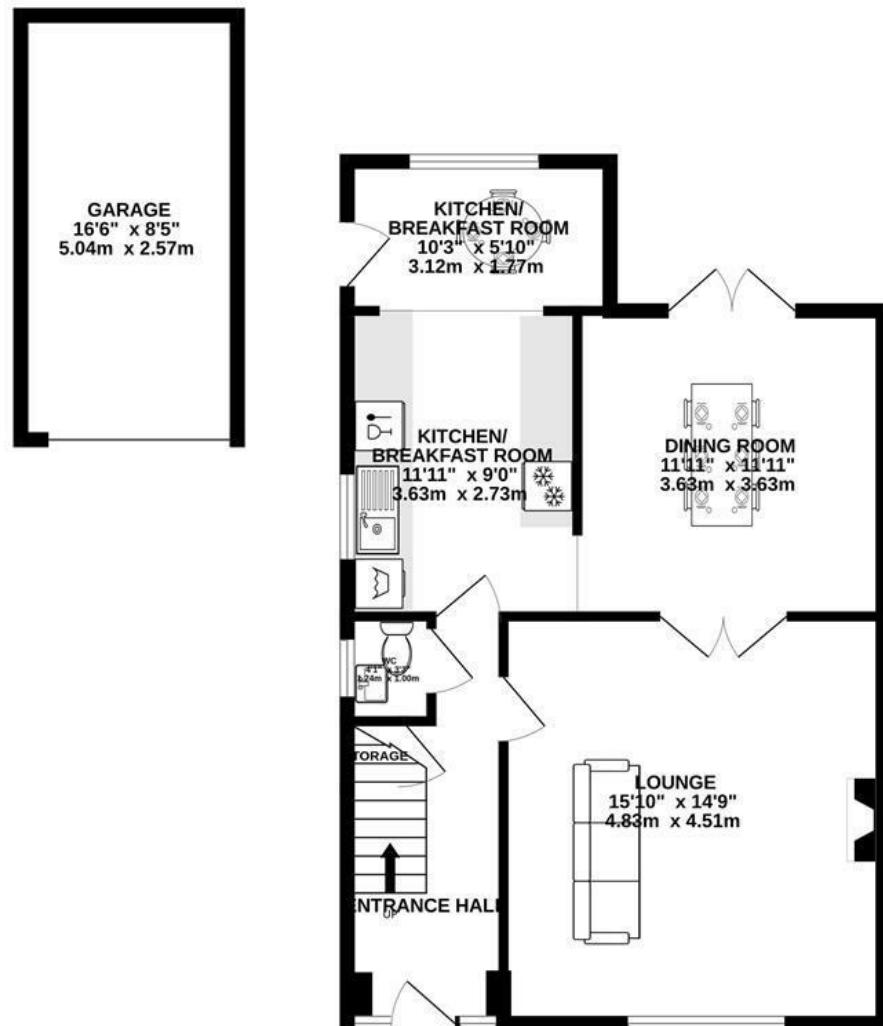
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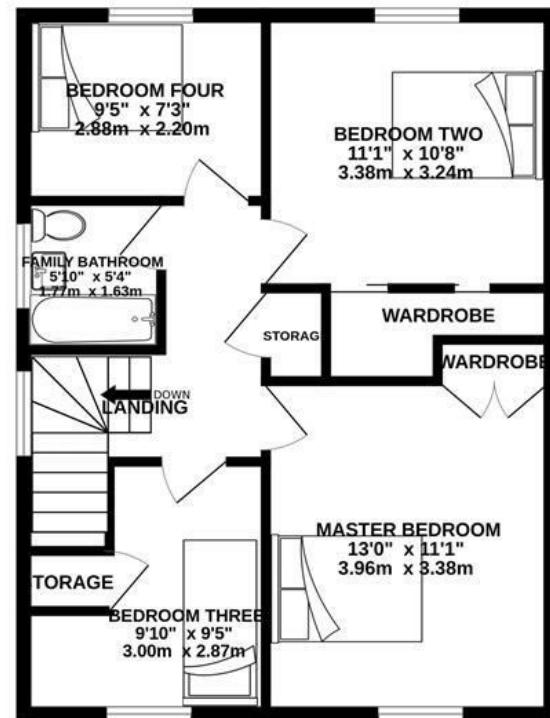


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GROUND FLOOR  
771 sq.ft. (71.6 sq.m.) approx.



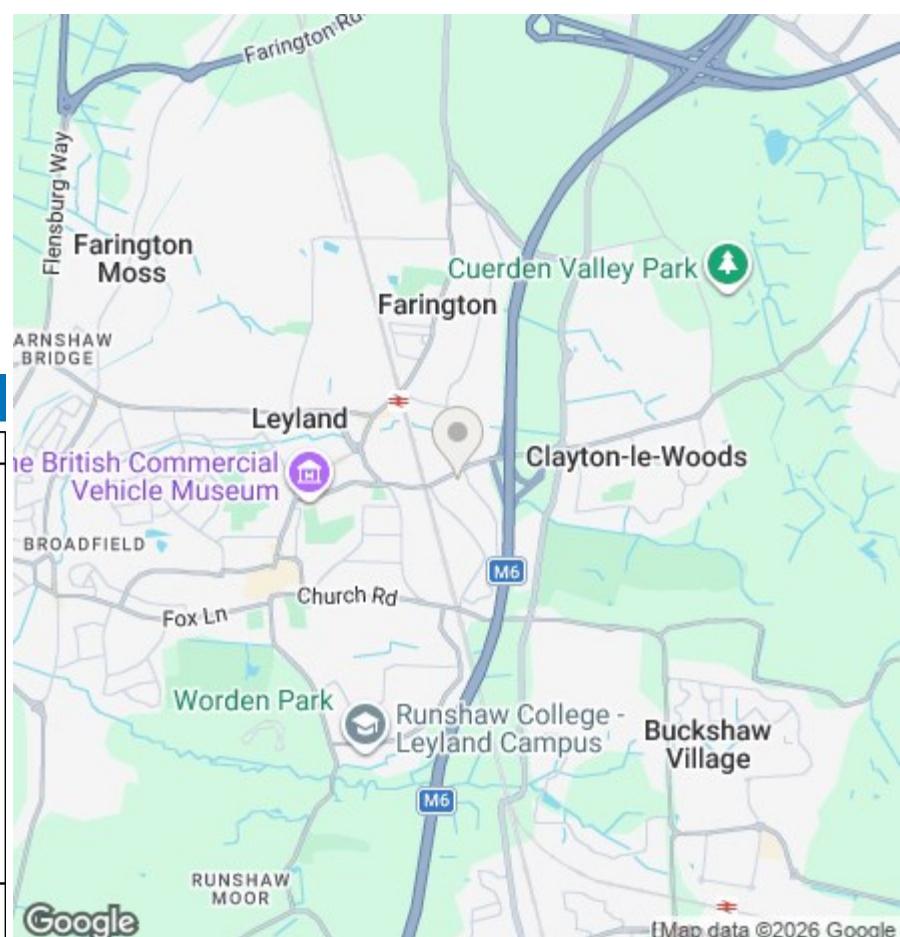
1ST FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1330 sq.ft. (123.6 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		
<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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	