



Slater Lane, Leyland

Offers Over £318,500

Ben Rose Estate Agents are pleased to present to market this four-bedroom, detached family home in the heart of Leyland, Lancashire. Perfectly situated within a quiet cul-de-sac off the main road, the property offers a balance of peaceful living with excellent access to local amenities. Leyland town centre is only a short distance away, providing a variety of shops, supermarkets, schools, and leisure facilities. For commuters, the home is ideally positioned with Leyland train station nearby, excellent bus routes, and easy access to the M6 and M61 motorways, making travel across the North West both simple and convenient.

Stepping inside, you are welcomed into a bright and spacious entrance hall with the downstairs W/C situated on your left. Continuing on through into the large lounge which offers an inviting area for both relaxation and family gatherings. Heading through the dining room to the rear, the conservatory provides an additional reception space, filled with natural light and perfect for year-round enjoyment. The modern kitchen features ample worktops, built in fridge/freezer, microwave, oven and dishwasher. Completing the ground floor is access to the integral garage with remote opening door, offering excellent storage or potential for further conversion.

To the first floor, the property boasts four well-proportioned bedrooms with the master also including an en-suite. Each offering flexibility for family living, whether used as bedrooms, guest rooms, or home office as one is currently being used for with built in work tops and cabinets. The family bathroom is also located on this floor, fitted with a modern three-piece suite including a shower, catering to the needs of a busy household.

Externally, the front of the home benefits from a large driveway and parking for upto 6 cars. To the rear, a secluded garden offers both lawn and patio areas plus a large bar area for entertaining including a commercial fridge, darts board and hot tub. This fantastic family home combines generous living space and a private outdoor setting.





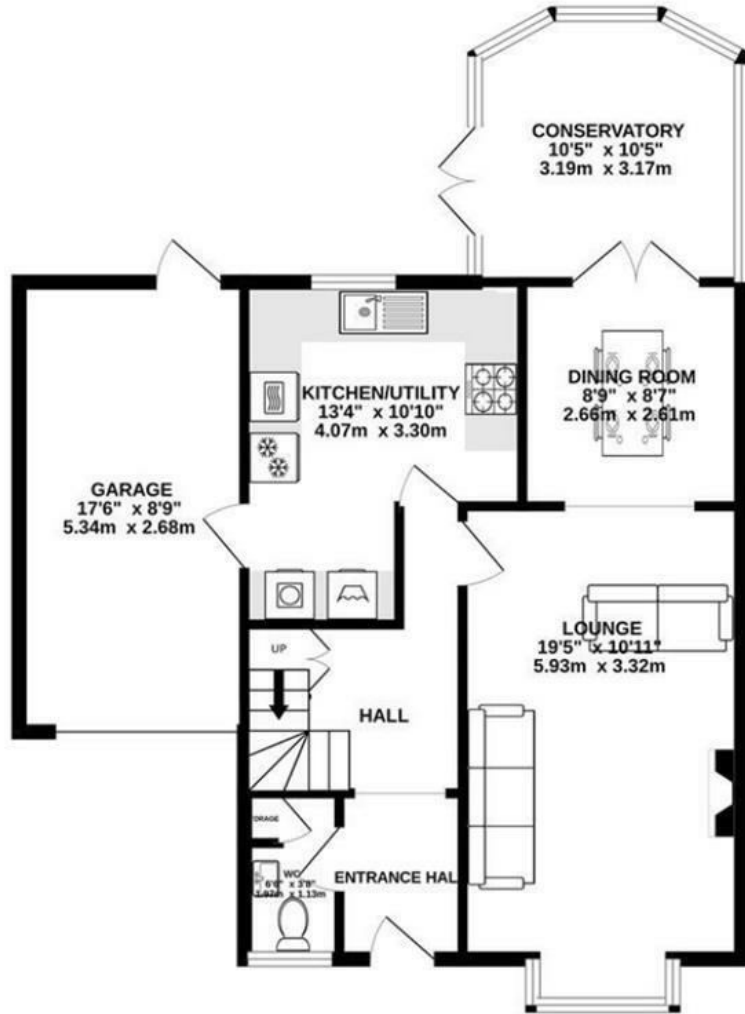




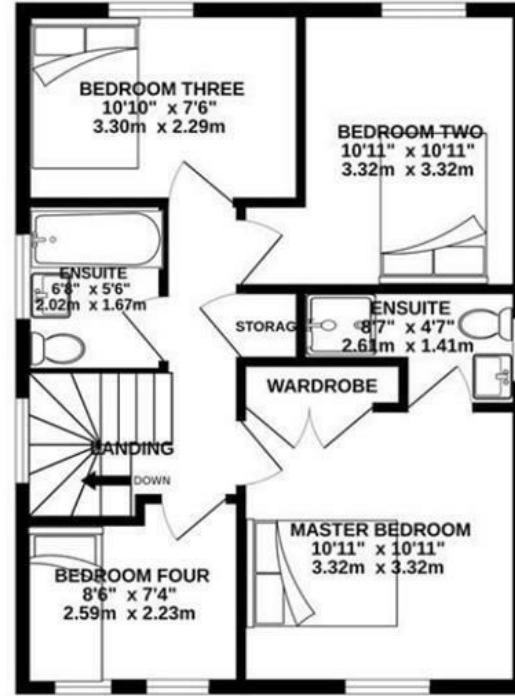




GROUND FLOOR
776 sq.ft. (72.0 sq.m.) approx.



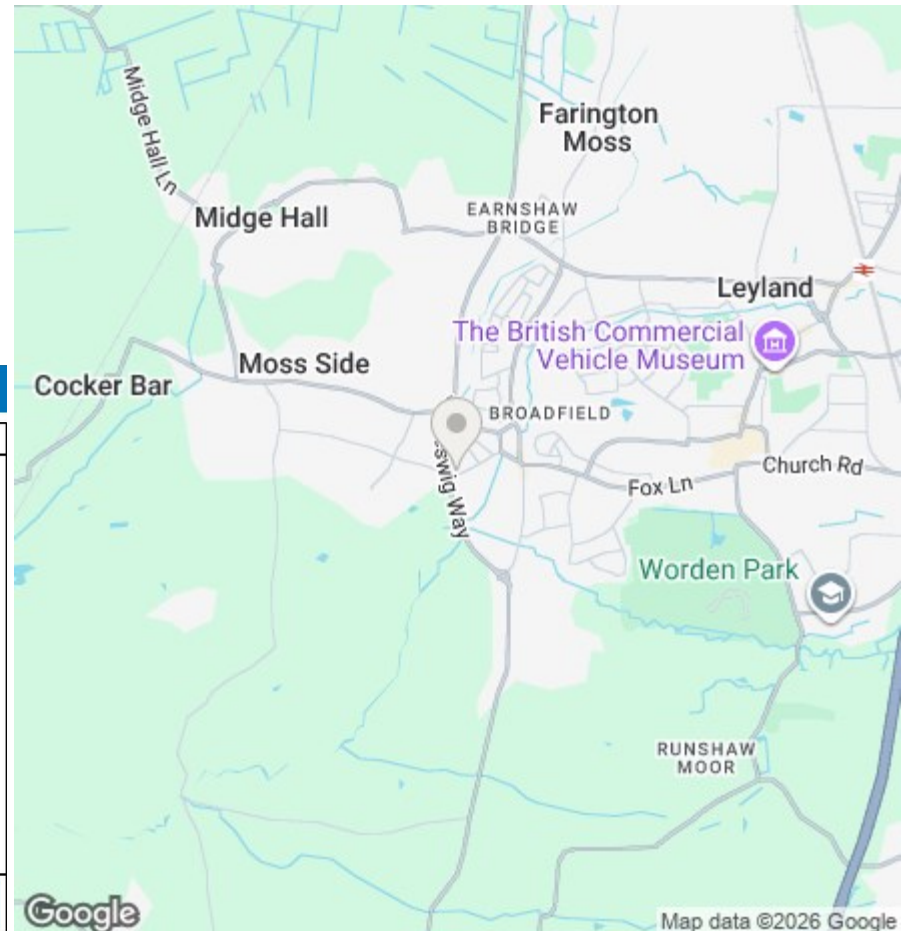
1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 1287 sq.ft. (119.6 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.

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		
England & Wales	EU Directive 2002/91/EC	

Current: 72
 Potential: 84

Environmental Impact (CO₂) 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	