



BEN ROSE

Earnshaw Drive, Leyland

Offers Over £160,000

Ben Rose Estate Agents are pleased to present to market this delightful three bed, semi-detached property in Leyland. This would be an ideal home for a small family or first time buyer looking to get onto the property ladder. The home is situated near to Leyland town centre and its superb local schools, shops, amenities and is only a short drive to the award winning Worden Park. The property also has fantastic travel links to nearby towns and cities via the M6 and M65 motorways and Leyland train station. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall that leads into the cosy family lounge with a feature bay fronted window. From here you can enter into the modern fitted kitchen that features dual aspect windows, integrated appliances such as a fridge, freezer and oven and breakfast bar for two. There is also a good sized under stair storage cupboard to be found here. Just off the kitchen, you'll find the downstairs family bathroom that has a three piece suite and over the bath shower.

Moving up the staircase you'll find three good sized bedrooms, with the master benefiting from a bay fronted window. There is also a beautiful separate shower room located on this floor.

Externally, to the front of the property the garden is tarmac for low maintenance. To the rear is a generously sized, graveled garden with a flagged patio area and shed space. The garden also benefits from tall wooden fencing giving the garden added privacy.

The room dimension of the property can be found on our floorplan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.







BEN & ROSE



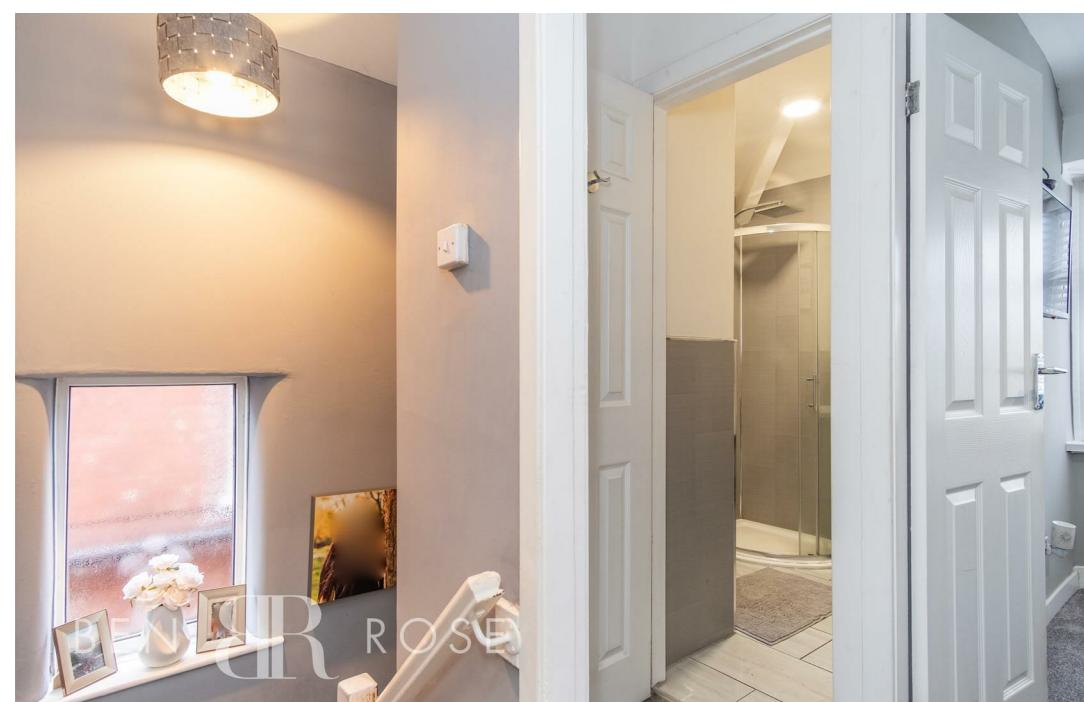
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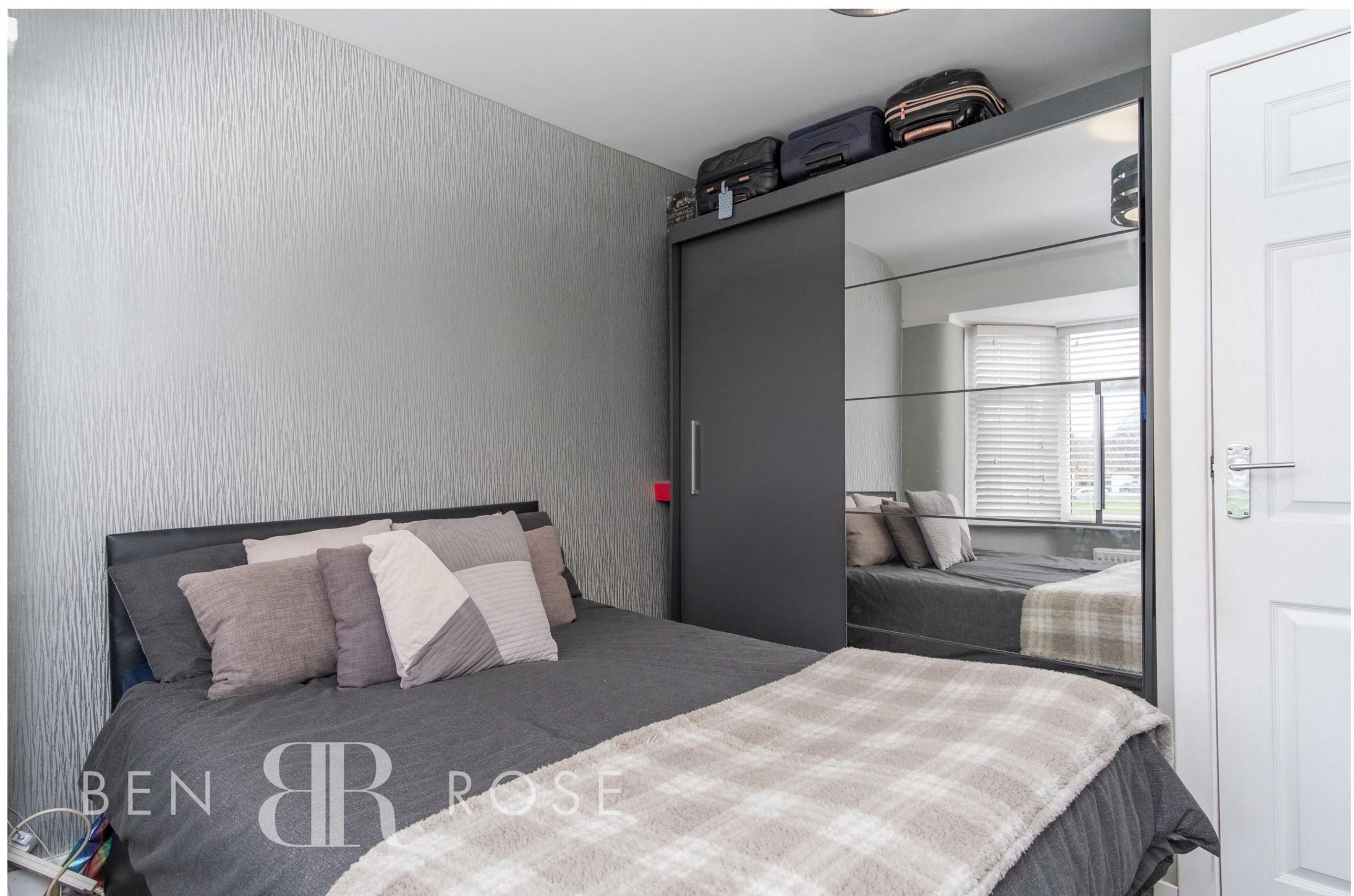
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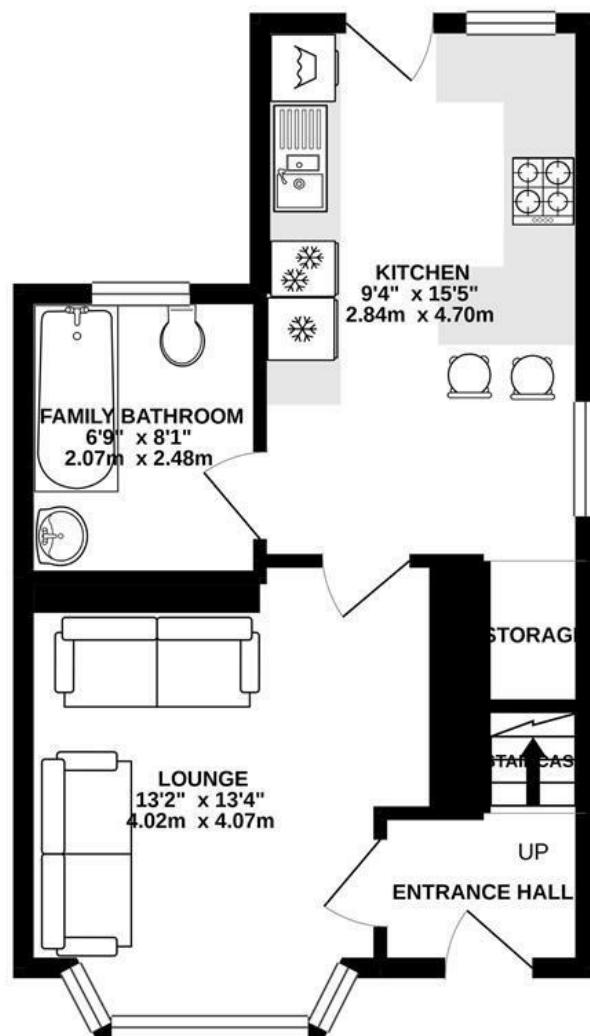


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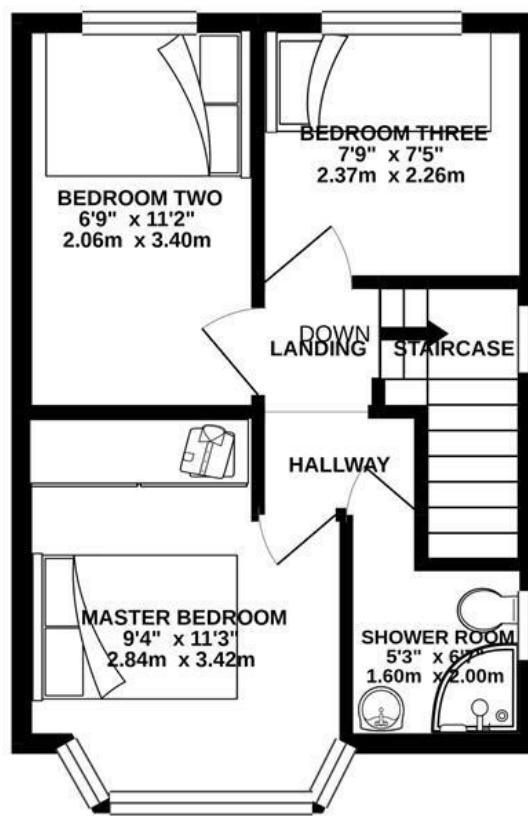


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GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.4 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)	A	83
(81-91)	B	
(69-80)	C	67
(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	

