



## Harrock Road, Leyland

**£275,000**

Ben Rose Estate Agents are pleased to present to market this beautiful, three bedroom, detached property located in the sought after town of Leyland. The property is situated on an enviable corner plot and would be an ideal home for a first time buyer or for a family. The property is located only a few minutes drive away from the Leyland town centre and its superb local schools, supermarkets and amenities. There is also fantastic travel links via the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall where the majority of ground floor rooms can be accessed from. Here you'll find the spacious lounge that features a traditional style fireplace and is set in an open plan layout with the dining room. The dining room then gives through access into the bright and airy conservatory which is perfect to be used as an additional reception room. Heading back through the hall, you'll find the kitchen that comes fitted with an integrated oven, hob and has space for other freestanding appliances. You'll also find the convenient WC located under the stairs.

Moving upstairs, you'll find three good sized bedrooms with the master and bedroom two benefitting from fitted wardrobes. You'll also find the three piece bathroom on this floor.

Externally, the property sits on an excellent corner plot with front, side and rear gardens. To the rear of the property is a flagged yard with a separate lawn area. You'll also have side access to the garage here and to the driveway at the rear.













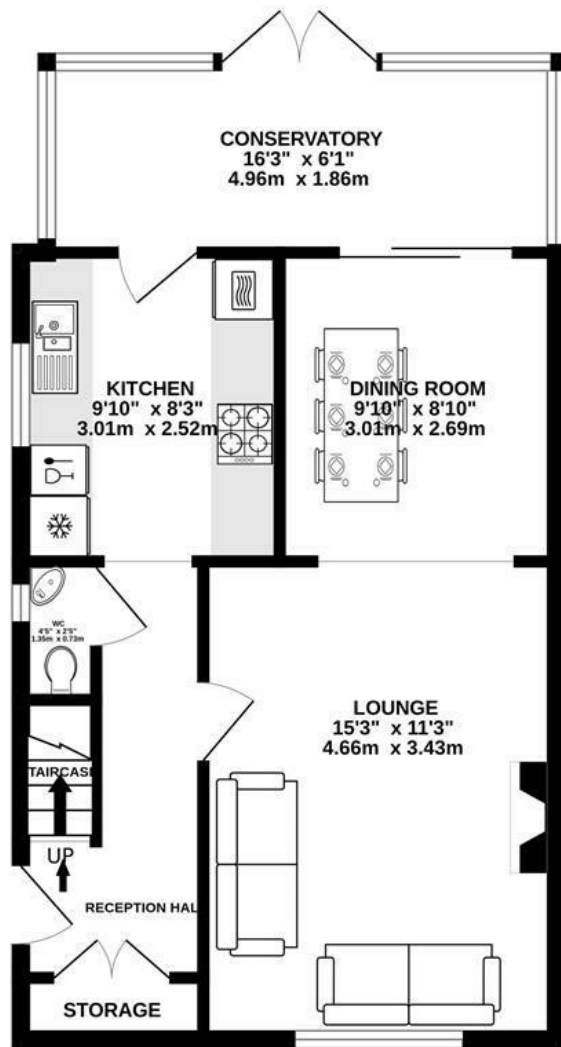




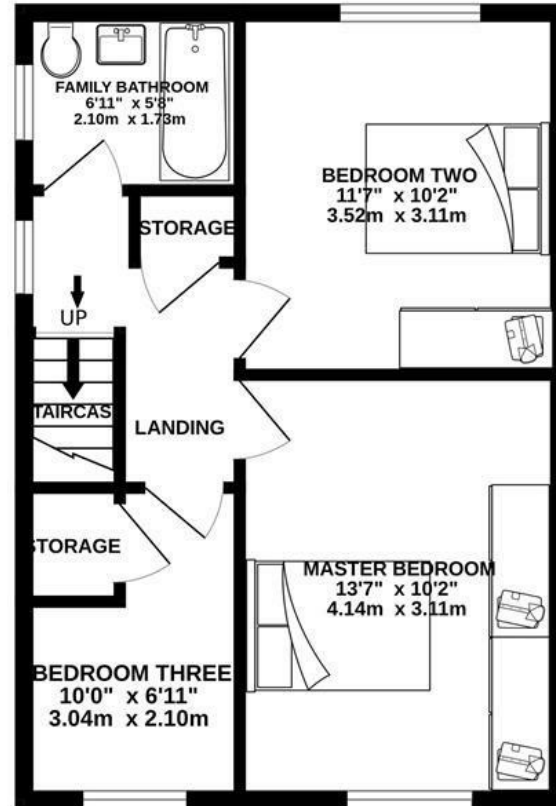




GROUND FLOOR  
525 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.

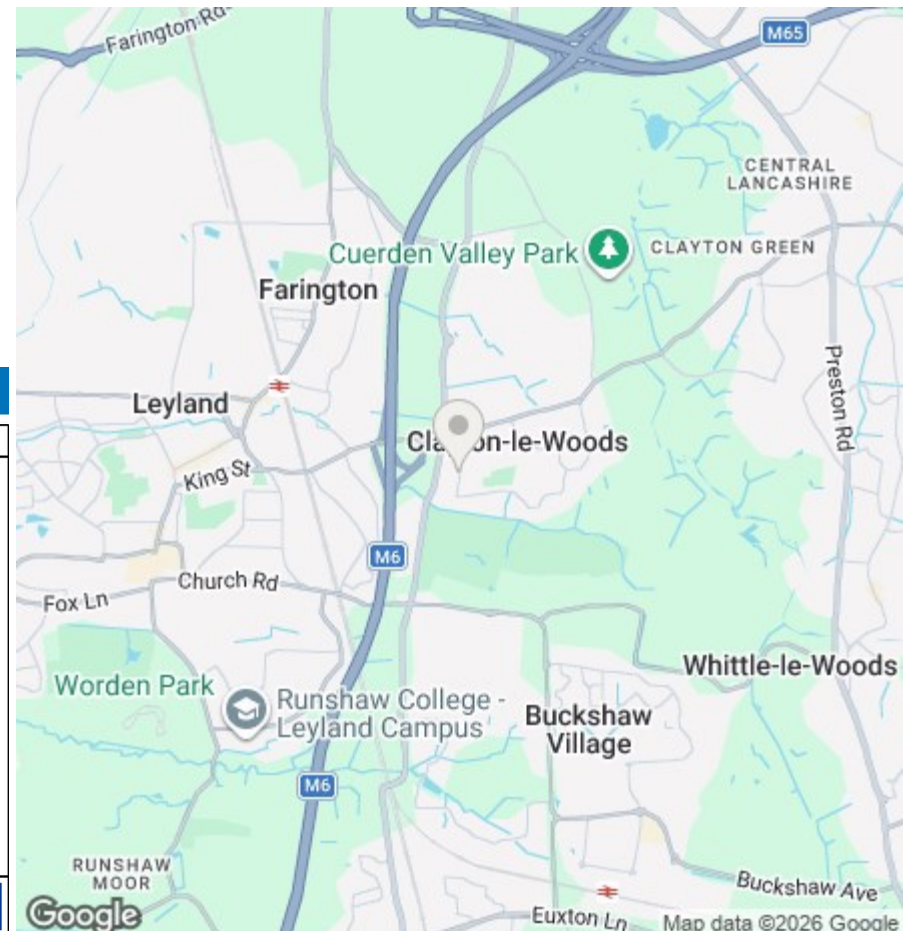


TOTAL FLOOR AREA : 954 sq.ft. (88.7 sq.m.) approx.

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>		
(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 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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