



BEN ROSE

**Dunkirk Lane, Leyland**

**Offers Over £165,000**

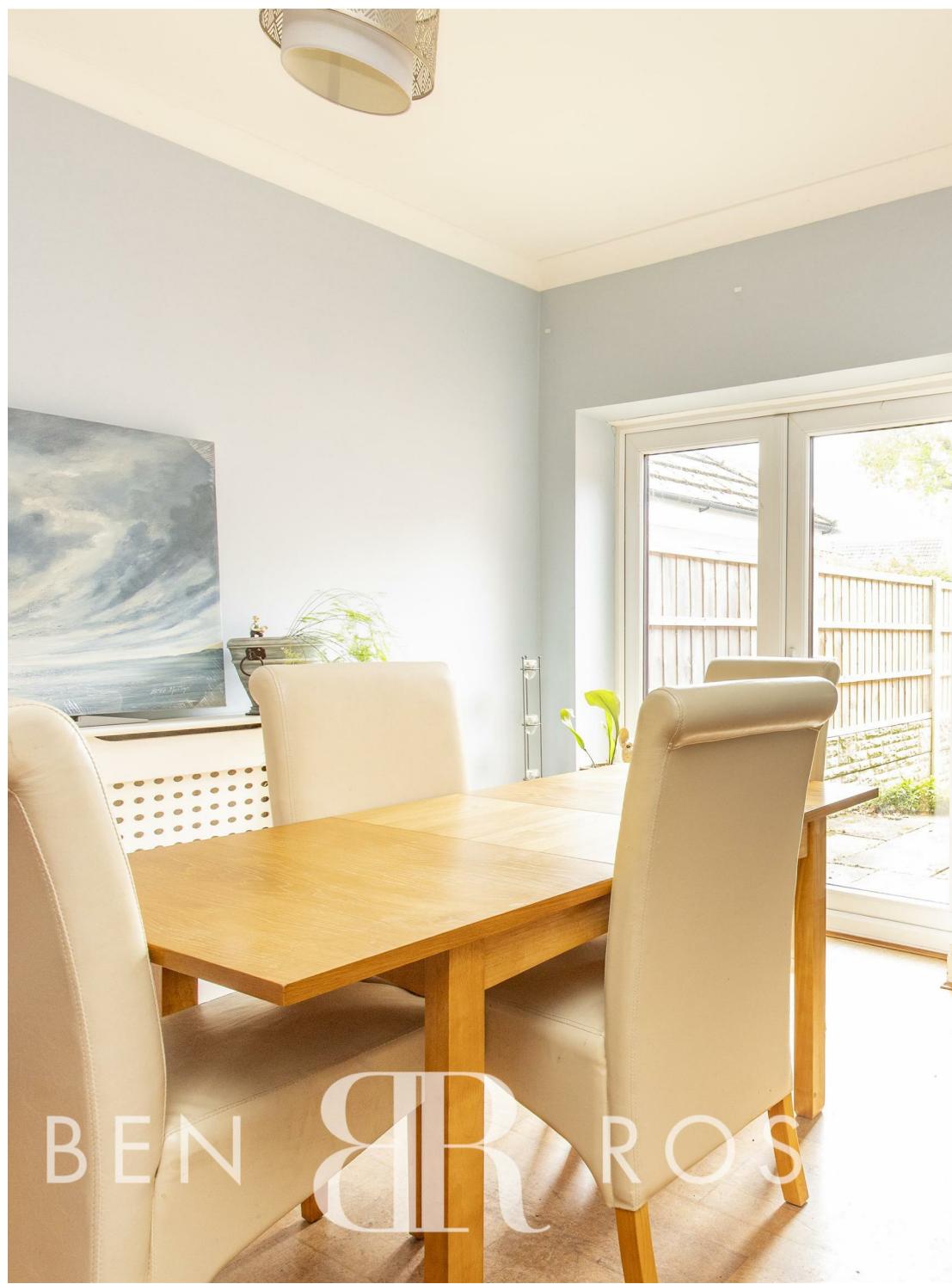
Ben Rose Estate Agents are pleased to present to market this two-bedroom semi-detached home, located in a quiet and family-friendly area of Leyland, Lancashire. This ideal home offers spacious interiors and a generous garden – perfect for small families or couples. Conveniently situated close to Leyland town centre, the property is within easy reach of a variety of local amenities, including supermarkets, cafes, parks, and well-regarded schools. Excellent transport links are also close by, with Leyland train station offering direct routes to Preston, Manchester, and beyond, and easy access to the M6 and M61 motorways – making it a great location for commuters.

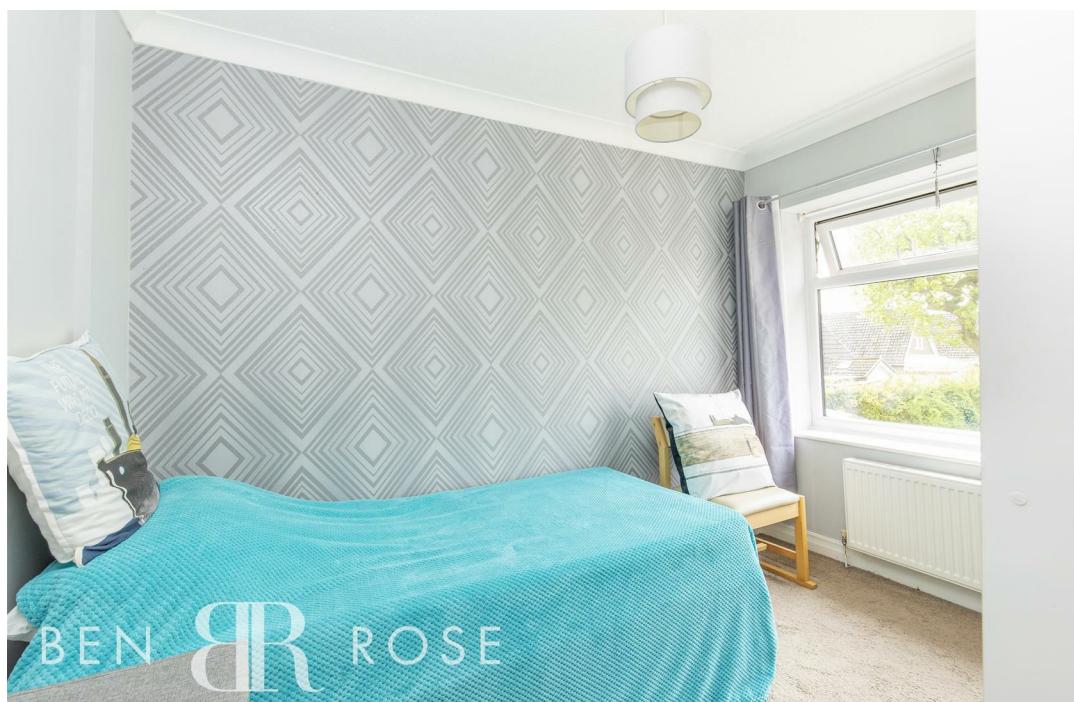
Upon entering the home the entrance hall leads through to a generously sized lounge – a perfect space for relaxing or entertaining. Toward the rear of the property, you'll find a spacious kitchen/diner that truly forms the heart of the home. The kitchen features integrated appliances throughout and ample space for a family dining table and a utility to the rear. Patio doors at the rear open out to the garden, allowing for an abundance of natural light and creating an easy flow between indoor and outdoor living.

Moving upstairs, the first floor hosts two well-proportioned bedrooms, both offering comfortable and versatile living spaces – ideal as a main bedroom and a children's room, guest space, or even a home office. A four-piece family bathroom completes the floor.

Externally, the home benefits from a private driveway with space to accommodate multiple vehicles. The property also enjoys a private and enclosed rear garden – a real highlight – with both patio and lawned areas, offering the perfect setting for children to play, summer barbecues, or simply relaxing outdoors.

This lovely home effortlessly combines stylish living with everyday convenience, making it a perfect opportunity for families looking to settle in the Leyland area.

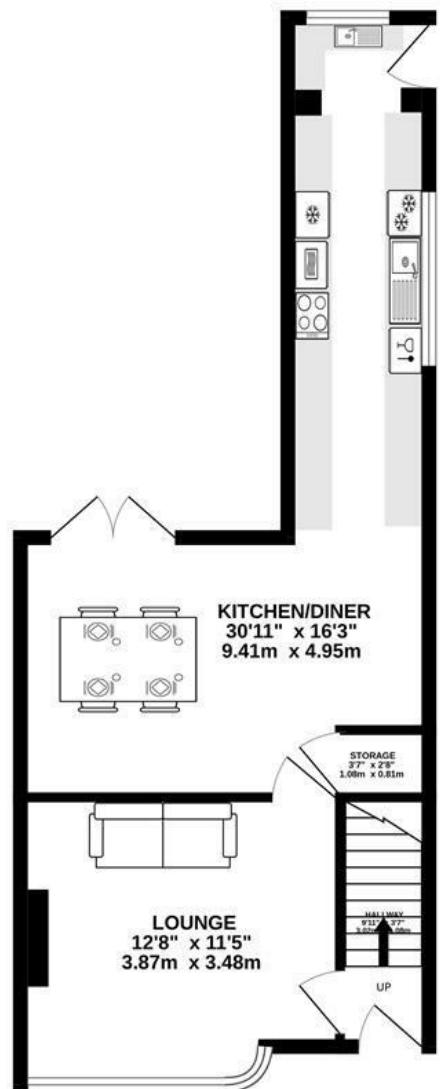




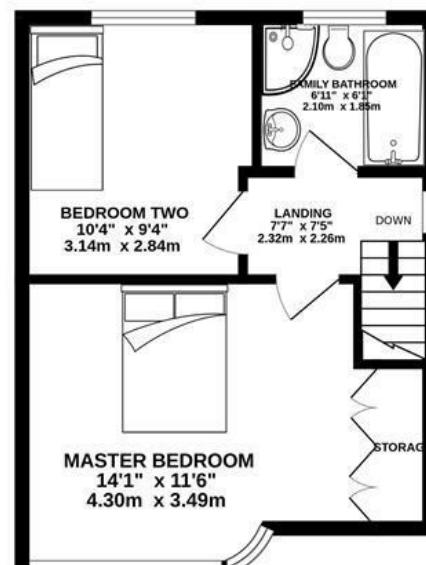


# BEN ROSE

GROUND FLOOR  
453 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.8 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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