



Long Close, Leyland

Offers Over £230,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three-bedroom detached property located within a highly sought-after residential area of Leyland. This spacious and versatile family home is ideally positioned, offering easy access to the M6 and M61 motorways for convenient commuting to major northwest towns and cities. Nestled on a quiet residential street, the property enjoys close proximity to stunning Lancashire countryside, well-regarded schools, local supermarkets, and a host of amenities, making it perfect for growing families.

Upon entering the home, you are welcomed by a good-sized porch featuring a large storage cupboard, ideal for use as a cloakroom. The porch leads into a bright and inviting entrance hall, recently redecorated, with stairs to the first floor and handy under-stair storage. From here, you step into the open-plan lounge and dining area, a recently refreshed space perfect for family relaxation. The lounge, which can accommodate a three-piece sofa set, boasts a modern electric fireplace fitted within the last 18 months whilst the dining area comfortably fits a large dining table and provides access to both the kitchen and the conservatory.

The conservatory offers a versatile space that can be used as an additional sitting room, playroom, or dining area. Moving back through, the kitchen is of a good size, features ample wall and base units, an integrated hob/oven, and space for freestanding appliances, with access to the utility area and partially converted garage. The garage presents potential for various uses, including a home gym or additional storage. Both the conservatory and utility offer direct access to the rear garden.

The first floor comprises three good sized bedrooms. The master and second bedrooms are spacious doubles, with the master benefitting from fitted wardrobes. A newly fitted, modern three-piece family bathroom with a bath and over-bath shower completes this floor.

Externally, the property features a driveway at the front, offering off-road parking for two cars, along with a neatly maintained front garden. The rear garden is a fantastic size, featuring a combination of lawn and paved areas, perfect for outdoor entertaining or relaxation. The garden benefits from not being overlooked, ensuring a private and tranquil outdoor space. Side access to the property adds further convenience.

In summary, this delightful family home offers a blend of modern living spaces and excellent potential in a desirable location. Early viewing is highly recommended to appreciate all that this property has to offer.





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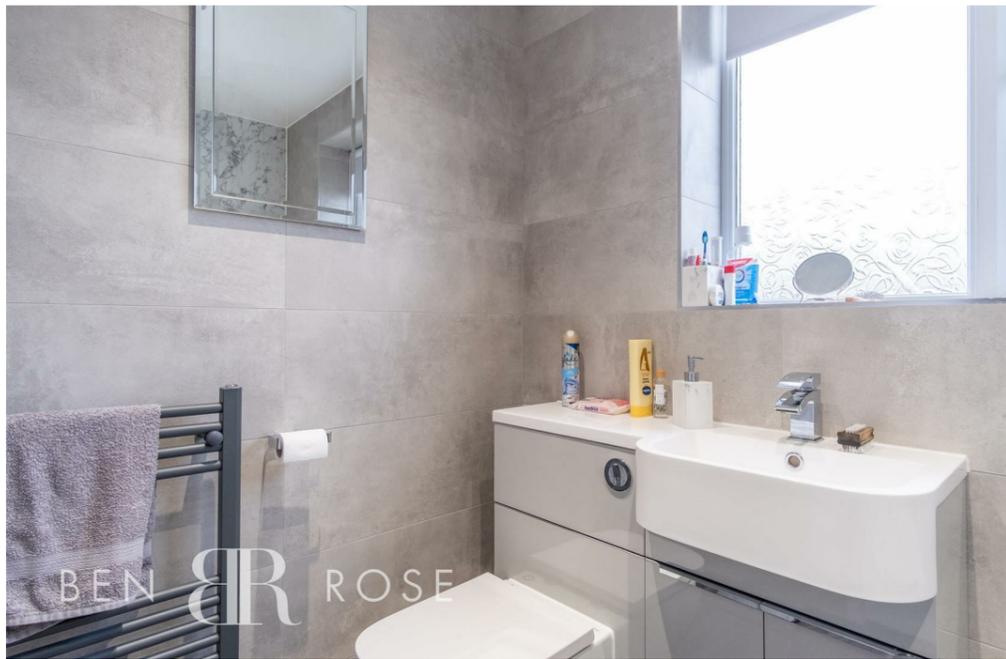


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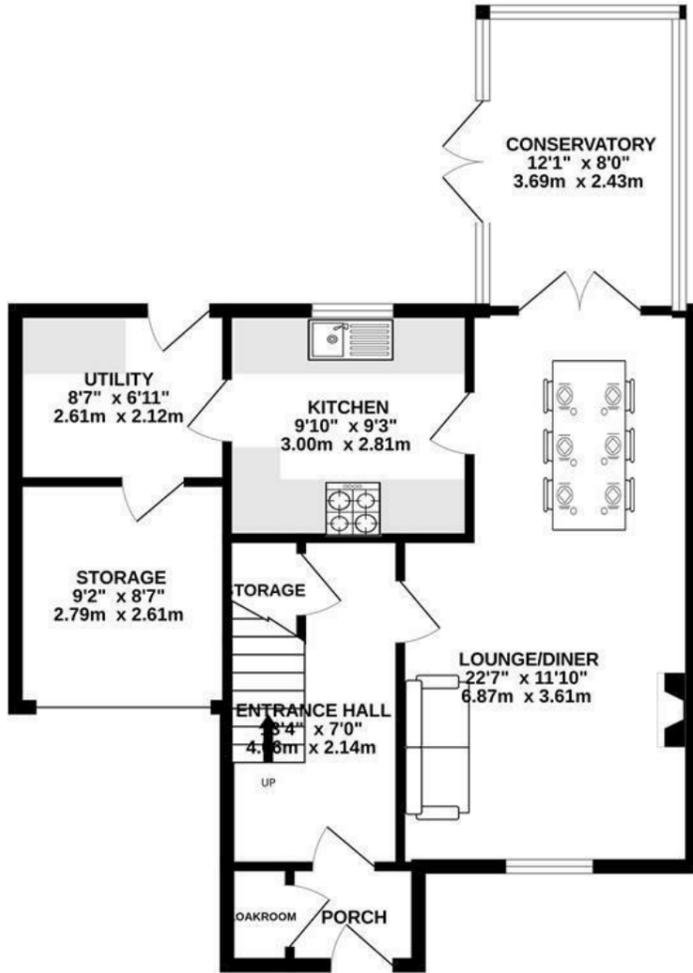


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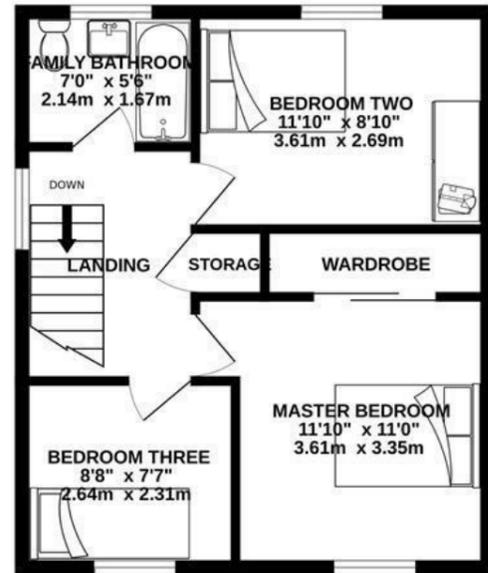




GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.

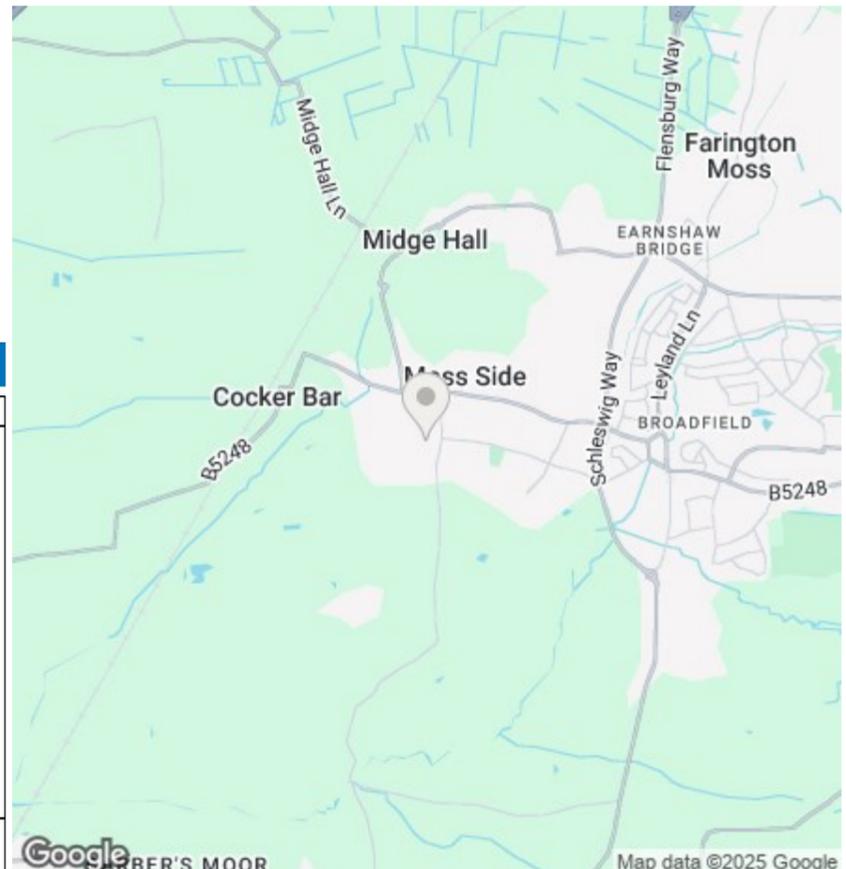


TOTAL FLOOR AREA: 1113 sq.ft. (103.4 sq.m.) approx.

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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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		
	62	77
England & Wales	EU Directive 2002/91/EC	

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	