



## Riversedge Road, Leyland

**Offers Over £240,000**

Ben Rose Estate Agents are pleased to present to market this deceptively spacious three-bedroom semi-detached home, situated on a pleasant cul-de-sac in a sought-after residential area of Leyland. Presented with no onward chain, this property would make an ideal family home, offering generous indoor and outdoor living space. It is conveniently located just a short drive from Leyland town centre, with its excellent local schools, shops, and amenities, and benefits from superb travel links via the nearby M6 and M61 motorways.

Stepping into the property, you are welcomed into a bright entrance hallway, where a staircase leads to the upper level. Directly ahead, you will find access to the spacious dining room, which offers ample space for a large family dining table and features sliding patio doors opening out to the rear garden. This room flows seamlessly into the lounge, which benefits from a central fireplace and a large window overlooking the front aspect.

Returning through the hallway, you will enter the kitchen. The fitted kitchen features hard-wearing Karndean flooring and solid-built units, offering ample storage along with integrated appliances, as well as additional space for a dining table. From here, you can access a convenient utility room, which offers further storage and space for freestanding appliances, with a single door leading out to the garden. Completing the ground floor is a bright four-piece family bathroom.

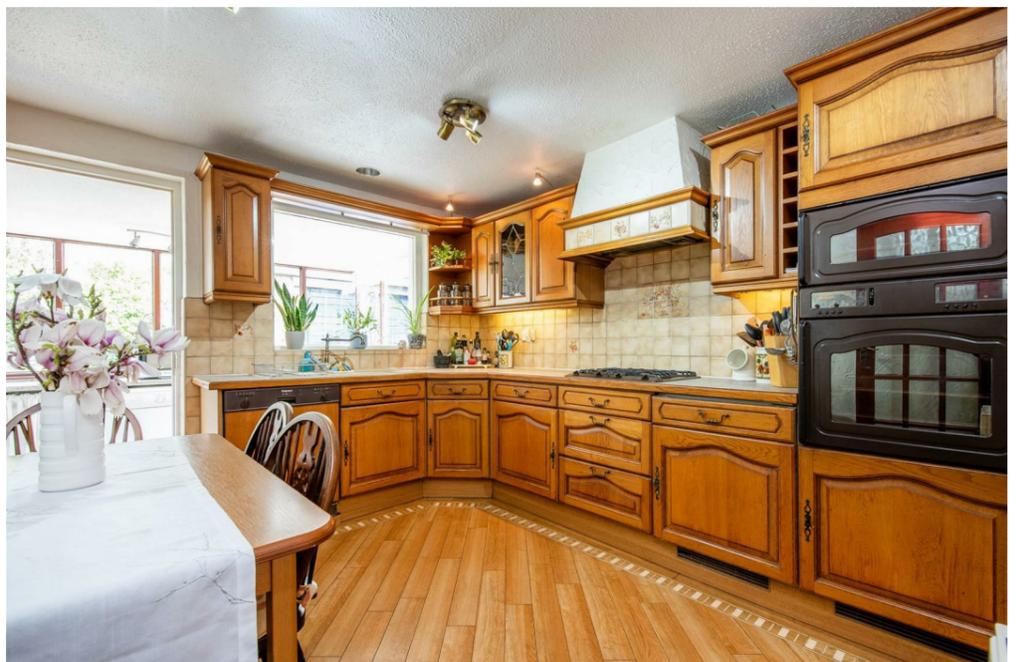
Moving upstairs, you will find three well-proportioned double bedrooms, with the master and bedroom two benefiting from integrated storage. The master bedroom also boasts a private ensuite shower room.

Externally, the home features a well-maintained appealing garden to the front, alongside a private driveway extending down the side of the property, providing off-road parking for up to four vehicles and leading to a single detached garage. The spacious garage is equipped with power and lighting, with both an up-and-over door to the front and a convenient side access door.

To the rear is a generously sized garden, featuring a low-maintenance stone patio, established trees, and planted borders, including a charming apple tree - creating a peaceful and private space ideal for relaxing or entertaining. There is also an outside tap and water butt for water sustainability.

The property also benefits from having a two year old Valliant combi boiler. Early viewing is highly recommended to avoid potential disappointment.







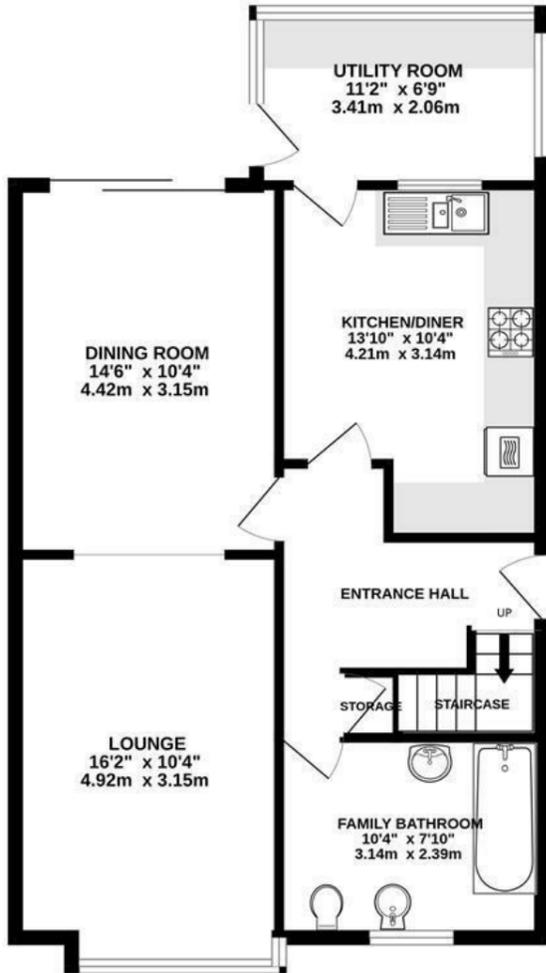






# BEN ROSE

GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR  
489 sq.ft. (45.5 sq.m.) approx.

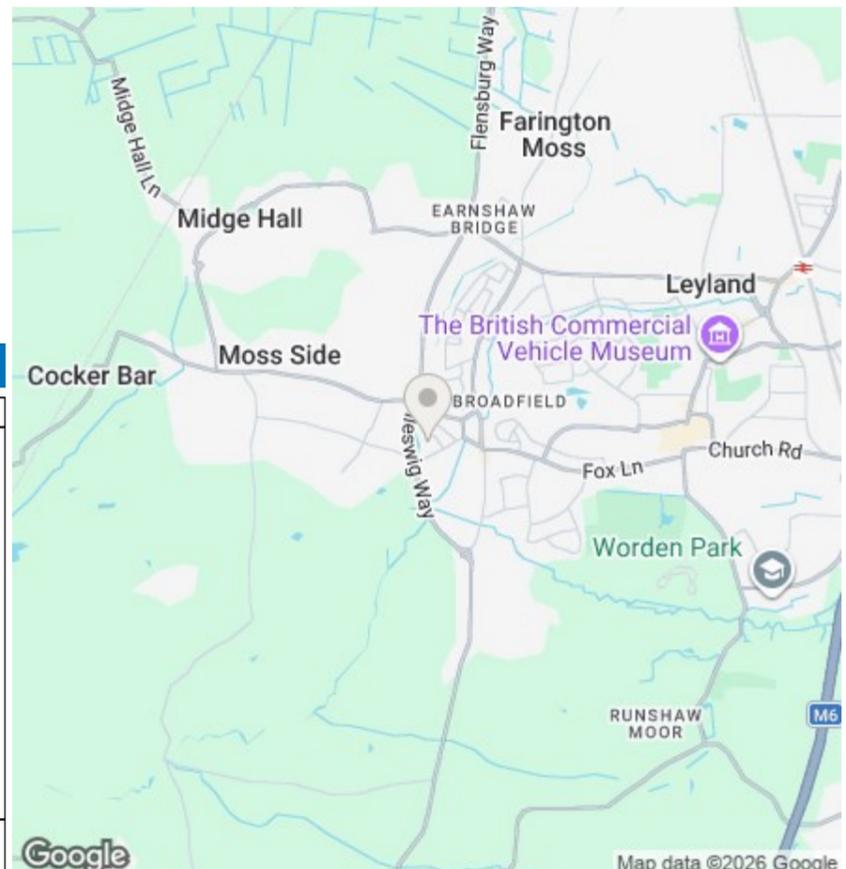


TOTAL FLOOR AREA: 1183 sq.ft. (109.9 sq.m.) approx.

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	<b>81</b>

## 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	