



Norfolk Close, Leyland

Offers Over £165,000

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom end-terrace home, situated in a popular residential area of Leyland. This property would make an ideal purchase for first-time buyers or growing families looking to take their next step onto the property ladder.

Conveniently located within easy reach of Leyland town centre, the property enjoys easy access to a wide range of shops, cafés, supermarkets, and everyday amenities. The area is also well served by highly regarded local schools, leisure facilities, and nearby parks. Excellent transport links include Leyland train station, regular bus services, and convenient access to the M6, M61, and M65 motorways, making it ideal for commuters.

Stepping inside, you are welcomed into the entrance hallway, where the staircase leads to the first floor. To the right is the spacious lounge/diner, which spans the full width of the home and benefits from dual-aspect windows to the front and rear, allowing an abundance of natural light to fill the space. Continuing through the property, you'll find the modern fitted kitchen, offering ample wall and base units, generous worktop space, room for freestanding appliances, and a convenient breakfast bar. Completing the ground floor is a practical utility room, providing additional storage and space for further appliances, with a single external door leading to the side of the property.

To the first floor are three well-proportioned bedrooms, two of which are comfortable doubles. The principal bedroom and third bedroom both benefit from integrated storage, while a modern three-piece family bathroom, with a bath and overhead shower, completes this level.

Externally, the property benefits from an allocated parking space to the front, along with ample on-street parking. To the rear is a generously sized, enclosed garden, featuring a lawn and patio area, providing an excellent space for children to play, outdoor dining, or entertaining family and friends.

Early viewing is highly recommended to avoid potential disappointment.







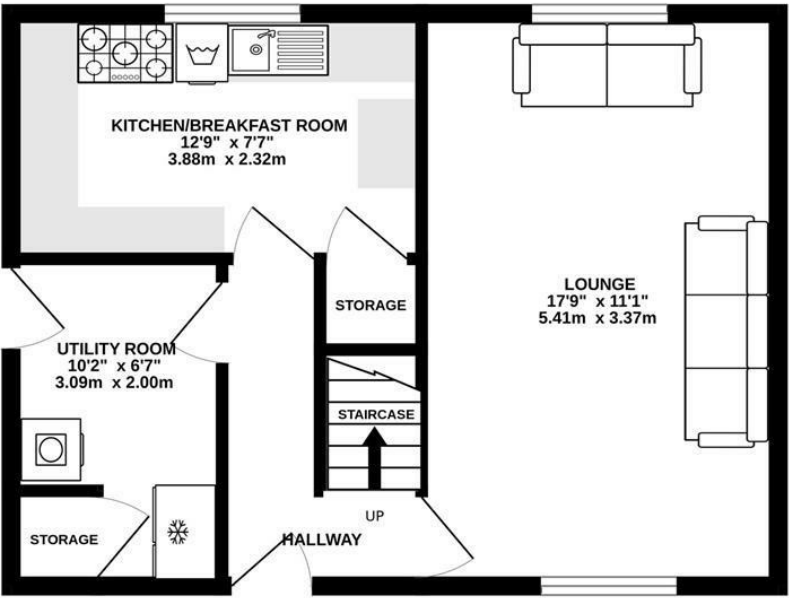




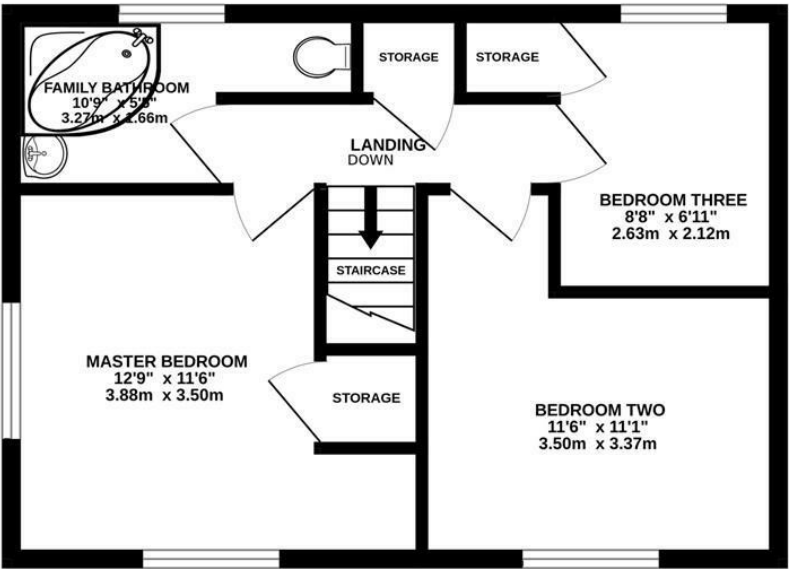


BEN ROSE

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(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	

