



BEN ROSE

Crawford Avenue, Leyland

Offers Over £250,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home in the heart of Leyland. Nestled within a sought-after residential area, this well-presented property is ideal for families seeking a home close to excellent amenities and transport links. Leyland boasts a wealth of local shops, cafes, and supermarkets, while highly regarded schools and leisure facilities are within easy reach. Commuters will benefit from Leyland train station, offering direct links to Preston and Manchester, as well as easy access to the M6 and M61 motorways, making travel across the North West effortless.

Stepping inside, you are welcomed into a bright reception hall, where the staircase leads to the first floor. The spacious front lounge enjoys an abundance of natural light through its elegant bay window, creating a warm and inviting atmosphere. Adjacent is the separate family dining room, a versatile space perfect for entertaining or as an additional sitting area, with patio doors leading out to the rear garden. The contemporary kitchen, fitted with sleek cabinetry and ample worktop space, provides access to a convenient rear shower room at the rear of the home.

Ascending to the first floor, the property offers three well-proportioned bedrooms. Two of the bedrooms are generous doubles, each offering plenty of space for furnishings, while the third bedroom is a versatile room, ideal as a child's bedroom, study, or dressing room. The main bathroom features a modern suite, complemented by a separated WC for added convenience.

Externally, the home benefits from a private driveway with ample space for up to three cars, leading to a single integrated garage for secure parking or additional storage. The rear garden is a peaceful retreat, offering a seating area that flows onto a well-maintained lawn, bordered by mature trees and shrubs for added privacy. Perfect for family gatherings or relaxing in the summer months, this outdoor space enhances the overall appeal of the home.

With its fantastic location and spacious interior, this is an excellent opportunity for families looking to settle in a thriving community.



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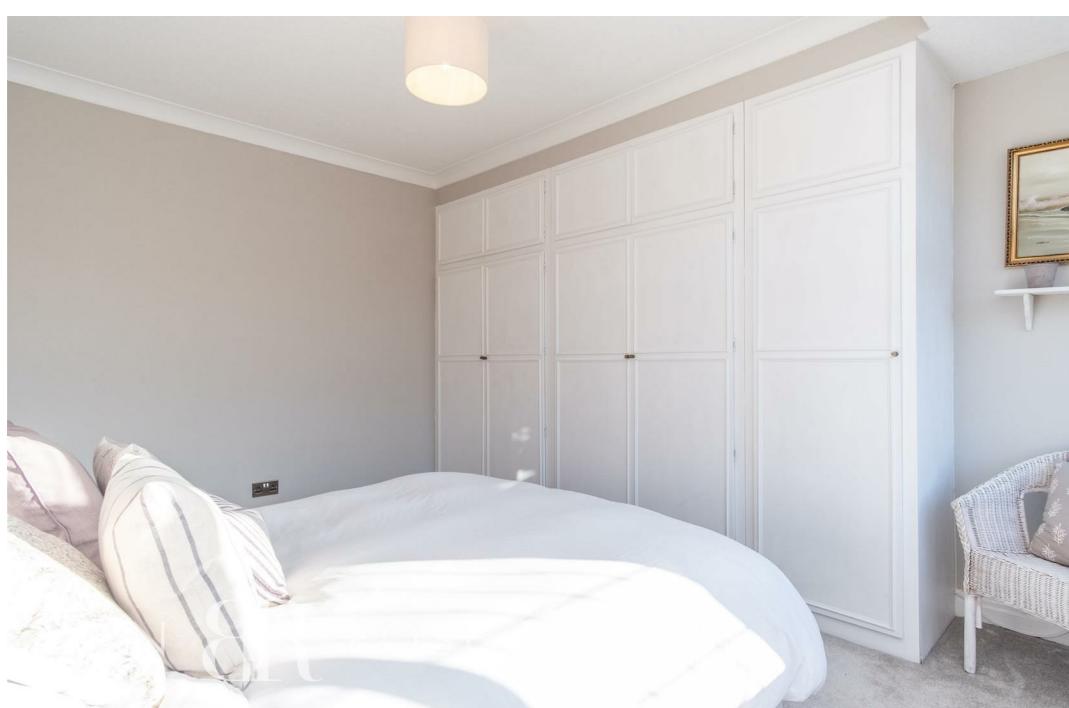


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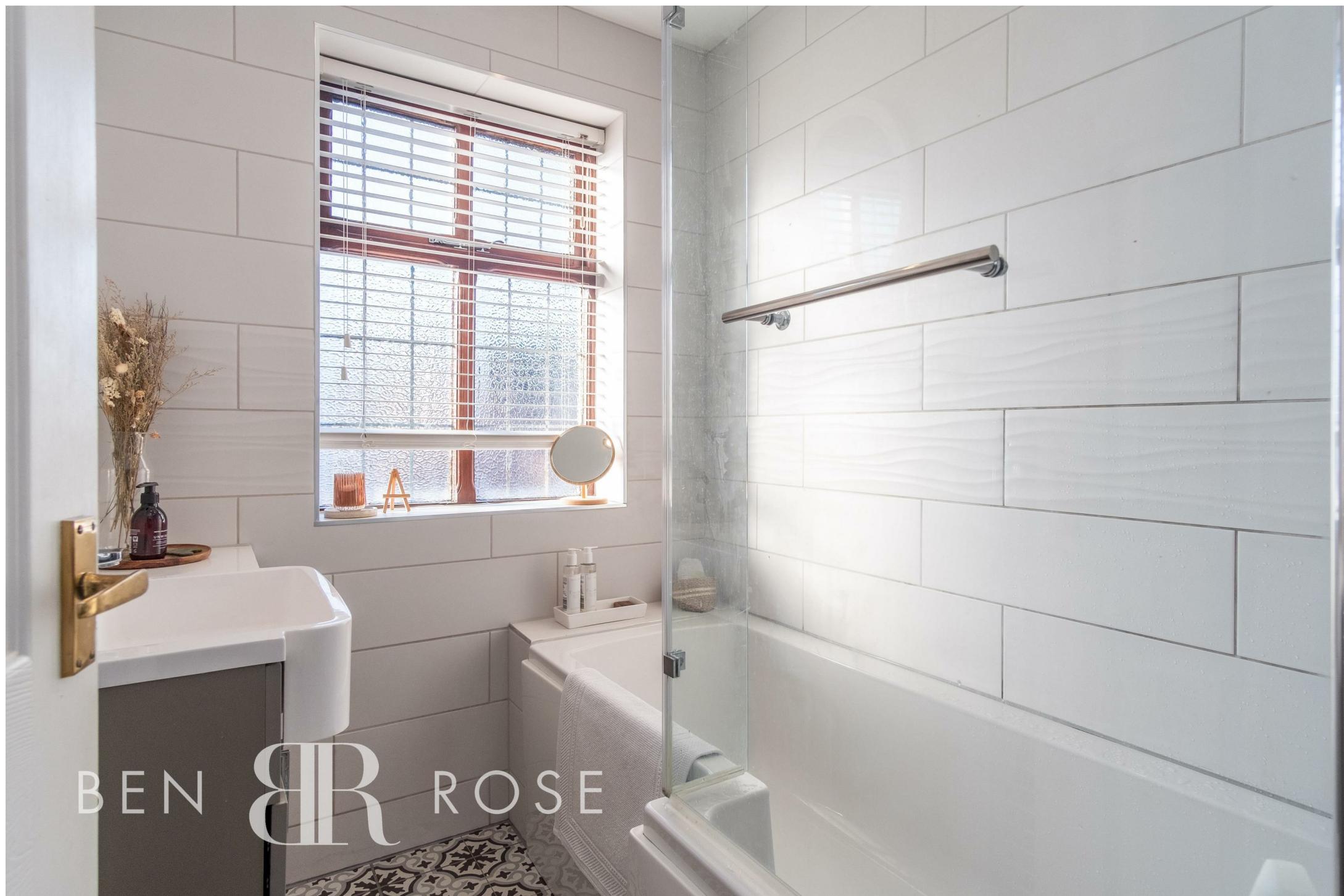




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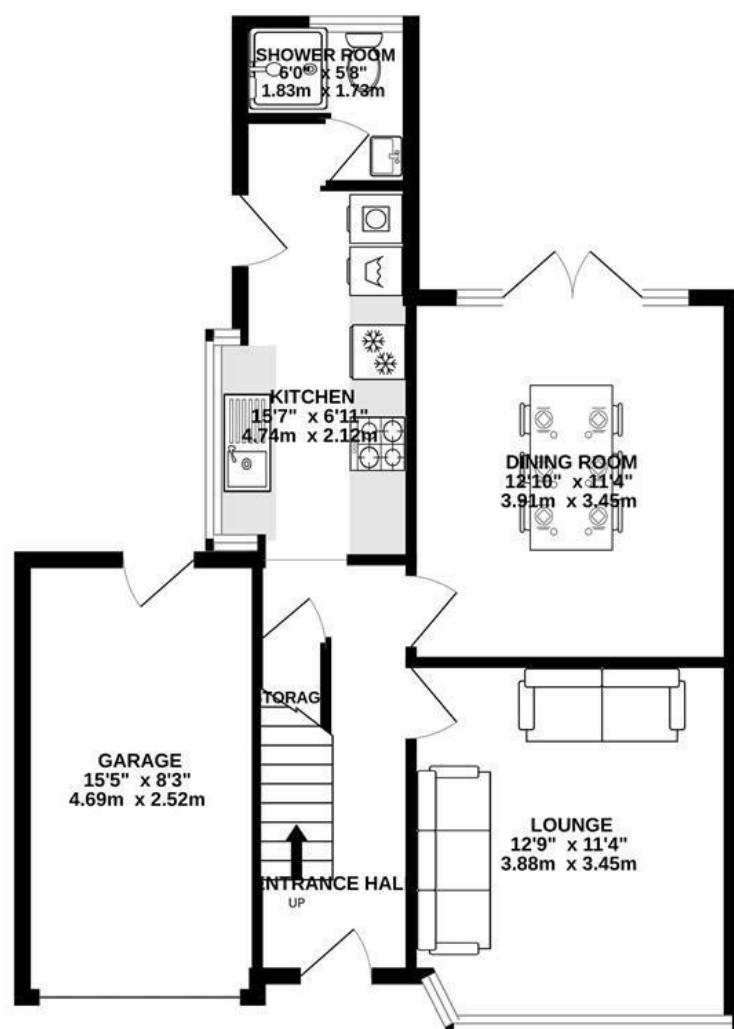


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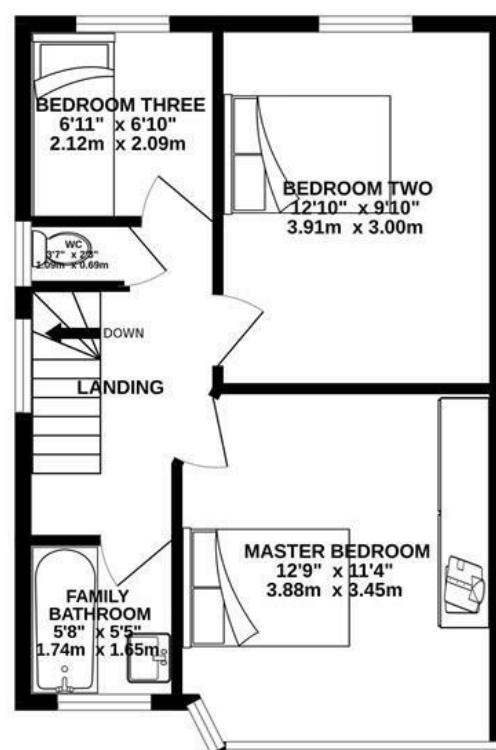


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GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 1031 sq.ft. (95.7 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 indicative 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.



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	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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	

