



## Downham Road, Leyland

Offers Over £180,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home, located in a highly sought-after area of Leyland. Situated close to local amenities, the property is ideal for families or first-time buyers looking for a convenient and welcoming community. The home benefits from excellent travel links, with local bus routes and the M6 motorway, making it perfect for commuters. Shops, schools, and leisure facilities are all within easy reach, ensuring everything you need is close by.

As you step into the property, you are greeted by a welcoming entrance hallway that provides access to all the ground floor rooms. To the left, you'll find the spacious lounge/dining room, complete with a cozy gas fireplace and a large window that fills the room with natural light. A door from here leads directly into the rear garden, offering seamless indoor-outdoor living. The kitchen, located at the rear of the house, is fitted with a range of units and integrated appliances, including an oven and fridge/freezer, while also offering space for freestanding appliances. A handy under-stairs storage cupboard adds practicality, and a door from the kitchen leads to the side of the house and into the garden.

Heading upstairs, the first floor opens onto a bright and airy landing, enhanced by a window that lets in plenty of light. At the top of the stairs, you'll find the three-piece family bathroom. The master bedroom is generously sized, featuring a large window, space for a wardrobe, and a built-in airing cupboard for additional storage. The second bedroom offers ample space for a wardrobe and enjoys plenty of natural light through its own window. Bedroom three is ideal as a child's room, home office, or guest space, also benefiting from a bright window.

Externally, the property boasts a front garden, featuring a lawn and gravel area that add curb appeal. A driveway provides off-road parking, with access leading to the back garden. The rear garden has a patio area perfect for seating and a practical shed for storage. This home is a fantastic opportunity for any buyer.



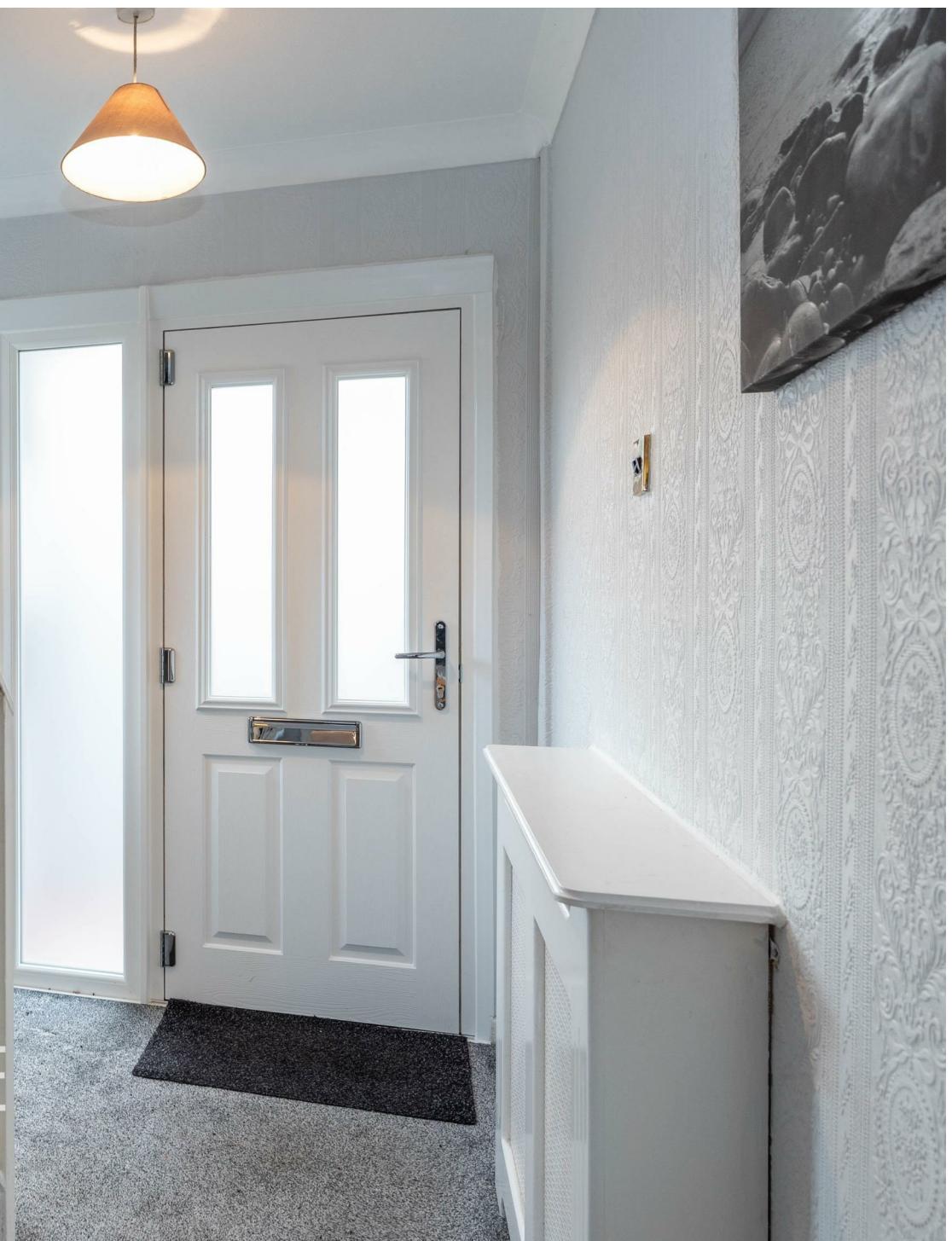


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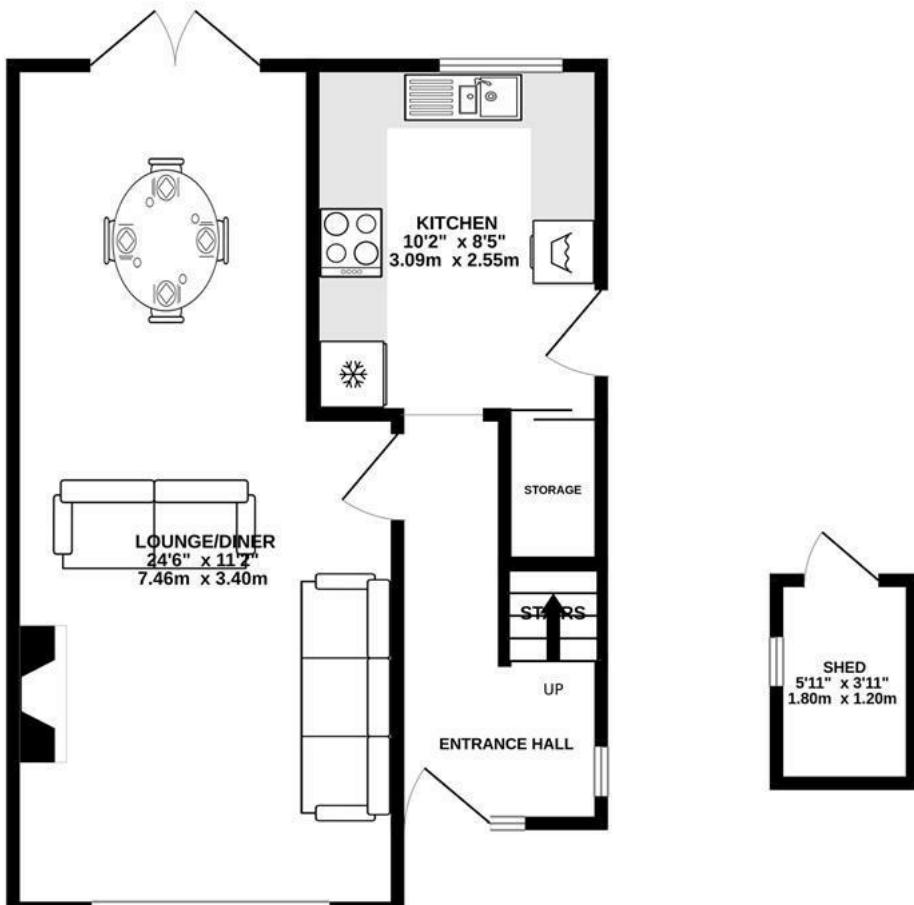


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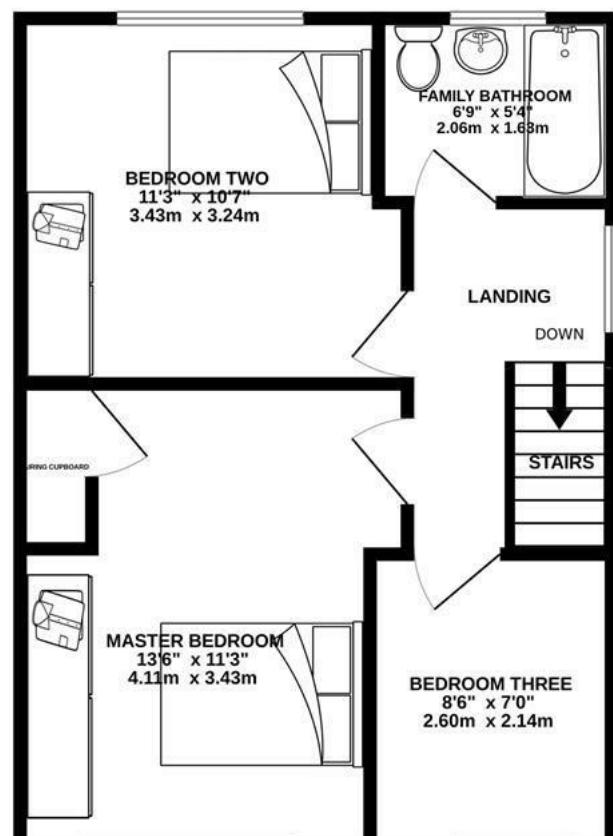


# BEN ROSE

GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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	86
(81-91)	B	
(69-80)	C	71
(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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

