



## Belvedere Road, Leyland

Offers Over £154,995

Ben Rose Estate Agents proudly presents this delightful three-bedroom mid-terrace home, ideally situated just on the outskirts of Leyland. This charming property offers a balance of modern living and convenience, with easy access to a wealth of local restaurants, shops, and everyday amenities. Perfectly positioned for commuters, it boasts excellent transport links, with the train station just a short walk away and quick access to both the M6 and M61 motorways.

Stepping into a spacious lounge, the living room is filled with natural light from its south-facing window offering a warm, inviting atmosphere with its feature wood burner. From here, you're drawn into the generously sized kitchen/diner, ideal for both everyday living and entertaining. The modern kitchen features ample wall and base units and includes integrated appliances. Just off the kitchen, a practical utility/pantry room offers additional storage beneath the stairs. Access to the yard can be found off the kitchen.

Upstairs, the property offers three well-proportioned bedrooms and a fully refitted three-piece family bathroom. The master bedroom benefits from fitted wardrobes providing practicality and storage. The third bedroom currently serves as a home office, spacious enough to accommodate a single bed if desired.

Externally, the property features a well sized, low-maintenance rear yard, ideal for relaxing or entertaining. Gated access leads to the rear lane. On-road parking is available to the front of the house.

Overall this is an ideal first home for someone looking to move to a well connected area into a home that requires no work doing to it. Early viewing is highly advised with this home.



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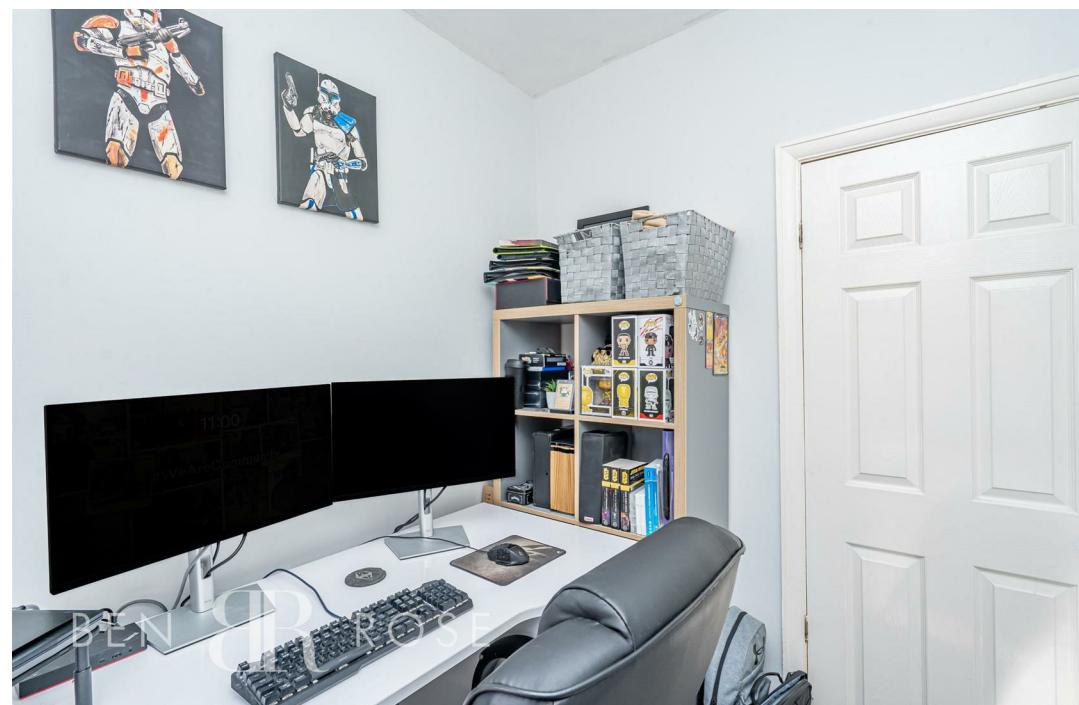
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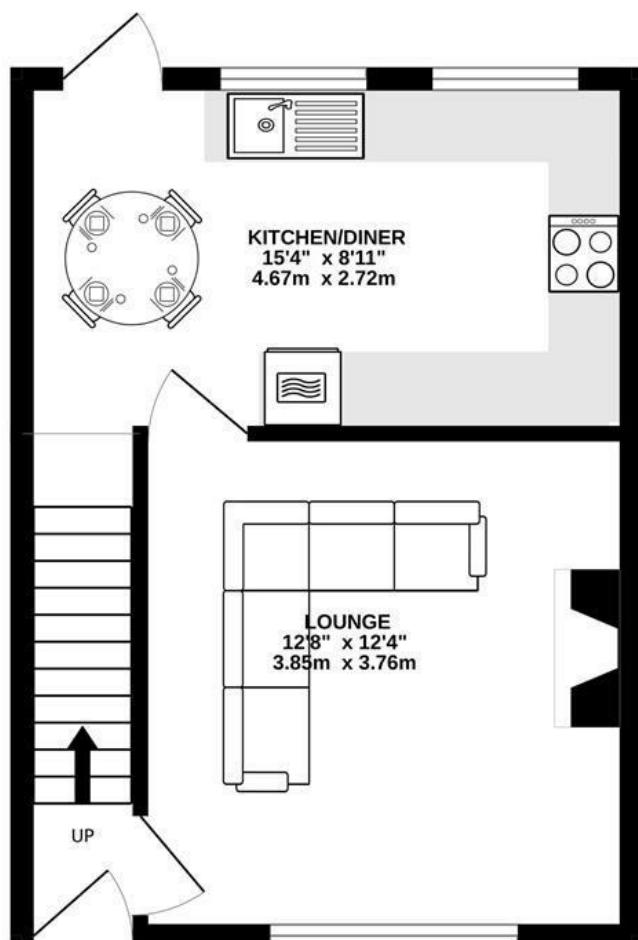




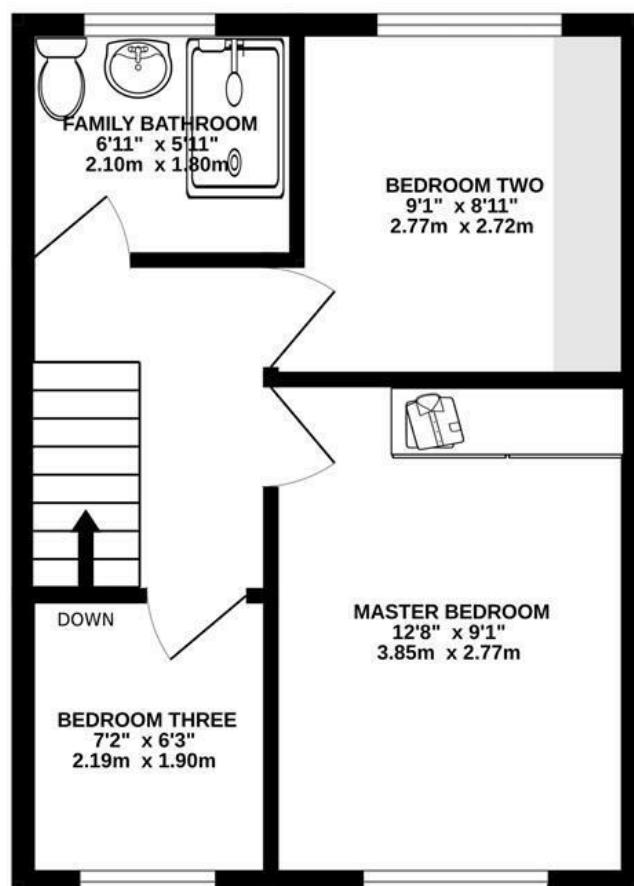


# BEN ROSE

GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 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	
(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	

