BEN ROSE

Belmont Road, Leyland

Offers Over £220,000

Ben Rose Estate Agents are pleased to present to market this well-presented three bedroom semi-detached bungalow, ideally suited to families, couples or those seeking comfortable and convenient single-level living. Situated in the heart of Leyland. The property enjoys a peaceful yet convenient setting with a wide range of local amenities close by, including shops, supermarkets, schools and healthcare facilities. Excellent transport links are also within easy reach, with Adlington train station providing regular services to Chorley, Preston and Manchester, while nearby bus routes offer further convenience. The M61 and M6 motorways are readily accessible, making the property well placed for commuters, while the surrounding countryside and local leisure facilities provide plenty of opportunities for outdoor enjoyment.

Upon entering, you are welcomed into a spacious reception hall with access to all rooms and a large airing/storage cupboard for convenience. To the front of the home is a generous lounge featuring a large front-facing window which allows plenty of natural light into the room, along with a fireplace creating a focal point. Moving through to the rear, the kitchen and dining room offers a practical open-plan layout, with a good range of wall and base units, an integrated hob and oven, and space for additional freestanding appliances. The dining area provides ample room for a large family dining table, while patio doors provide external access to the rear garden, with additional single door access to the drive.

The bungalow offers three well-proportioned double bedrooms, all of which benefit from fitted wardrobes providing useful built-in storage. Completing the accommodation is a good-sized family shower room, fitted with a corner shower and providing a practical space for everyday use.

Externally, the property benefits from a generous, well-maintained garden featuring a combination of lawn and flagged areas, enclosed by tall fencing to provide a good degree of privacy. To the front, there is a lawned garden with gated access, while a driveway provides off-road parking for multiple vehicles. A single garage is also located to the property and is currently utilised for storage.

Overall, this is a well-maintained bungalow offering spacious and versatile accommodation, useful outdoor space and a convenient Leyland location.

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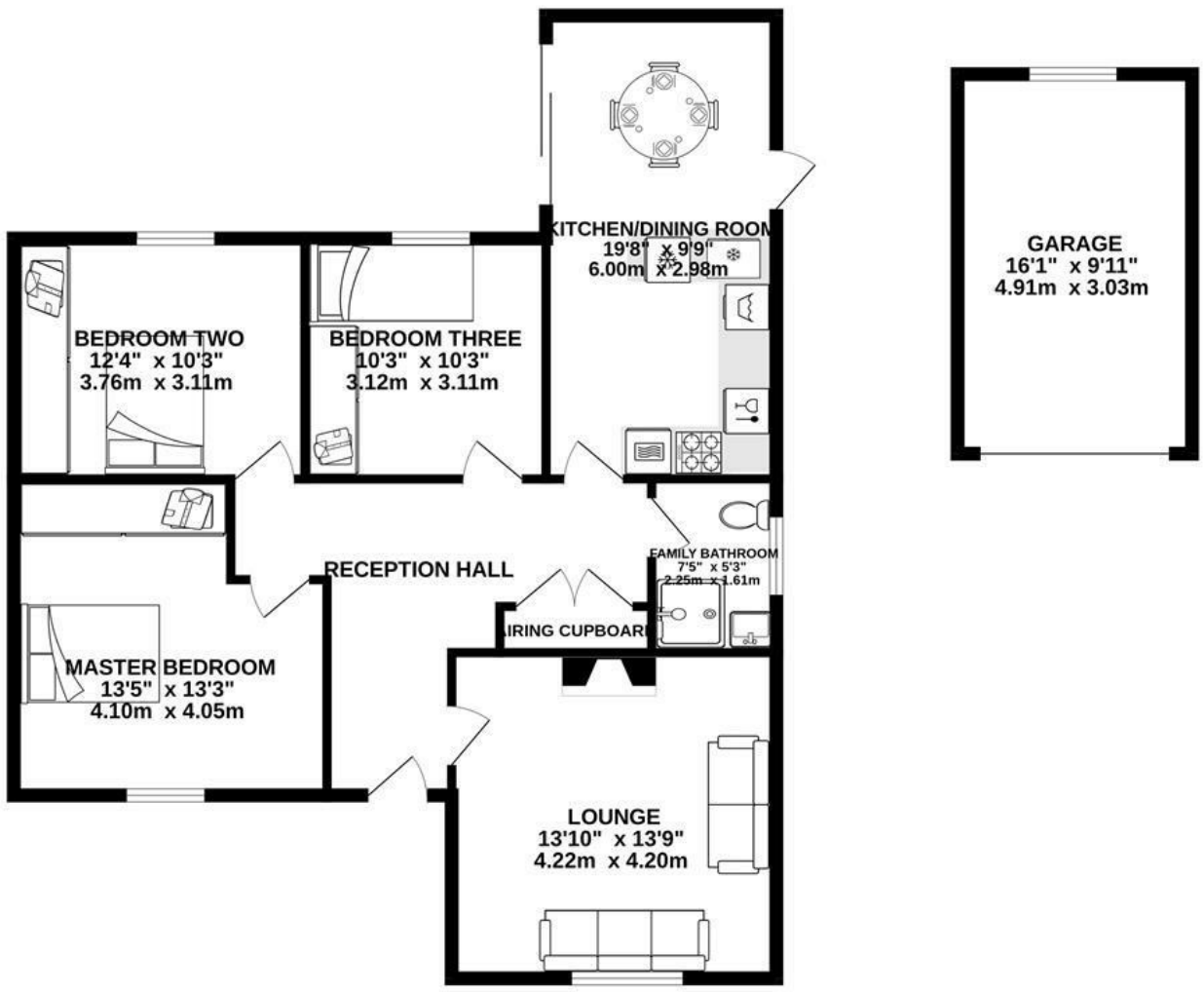
GROUND FLOOR
1119 sq.ft. (104.0 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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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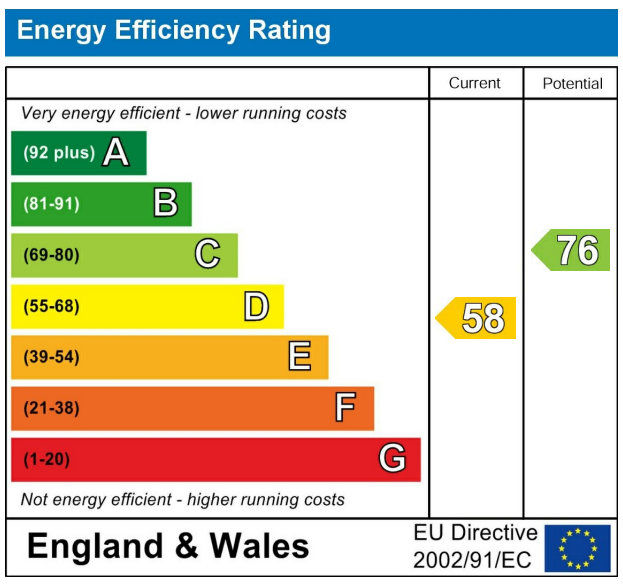
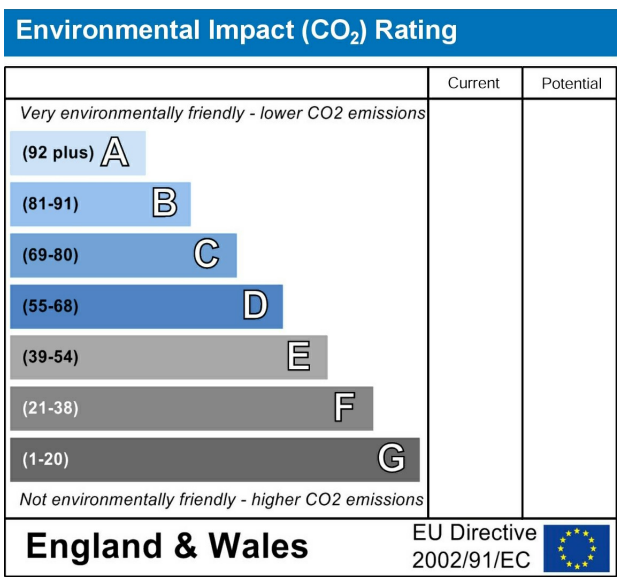
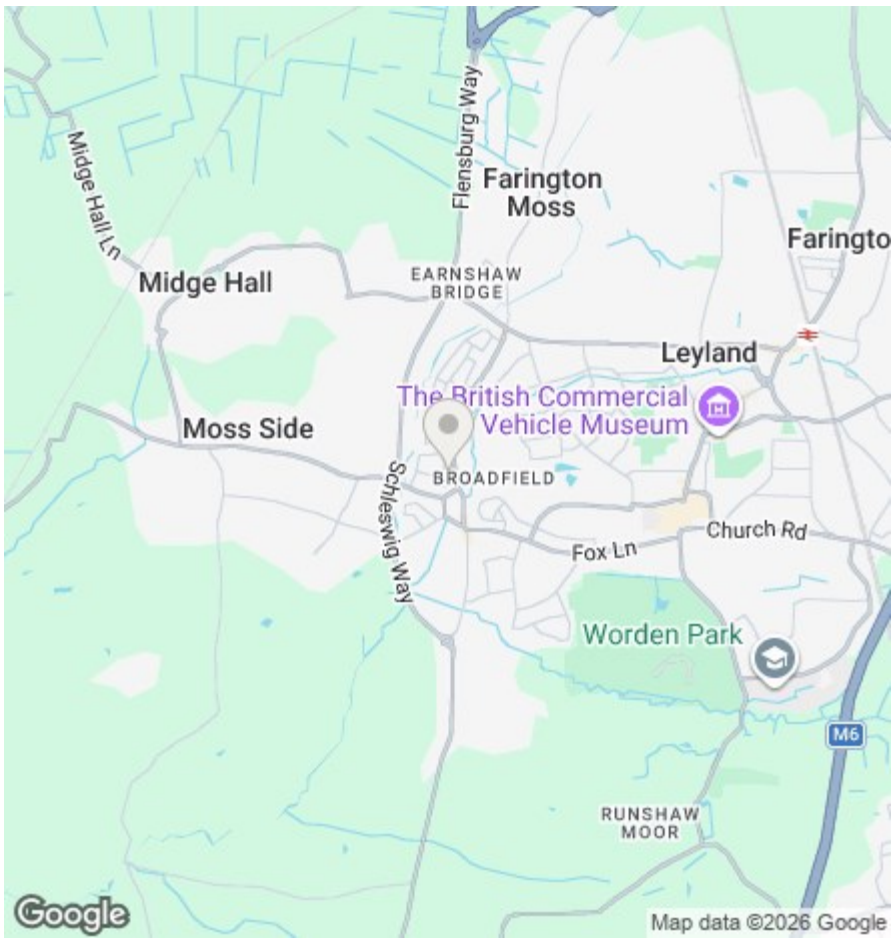
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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