



TOTAL FLOOR AREA : 1396 sq.ft. (128.8 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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Canberra Road, Leyland

Offers Over £270,000

Ben Rose Estate Agents are pleased to present to market this extended, five bedroom, semi detached property in the heart of Leyland. Offering versatility throughout this would make the ideal family home or for someone looking to upsize. The property is situated near to Leyland town centre and its superb local schools, supermarkets and amenities with great travel links via the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of the welcoming reception hall where you'll find the stairs and access to the lounge. This room is of a good size, receives ample light from the front facing bay window and compromises of a newly fitted multi fuel log burner. Moving through you'll find a second lounge/sitting room and the generously sized kitchen/dining room. The kitchen/dining room provides ample worktop space and integrated appliances such as a hob/oven and fridge/freezer, with plenty of room for freestanding appliances to be fitted. There is enough space here for a large family dining table and access to the garden here. Moving back through you'll find bedrooms four and five, along with a three piece shower room and some under the stair storage.

Moving upstairs, you'll find three good sized bedrooms with bedroom two benefitting from integrated storage space. Also off the landing is the family bathroom, where more storage can be found.

Externally, to the front of the property you'll find a driveway large enough for up to 4 cars. To the rear a single garage and a good sized garden that wraps around the side of the property, receiving sun for the majority of the day. The garden compromises of lawn and paving and even has its own small pond. An outdoor seating area and second driveway can also be found to the rear of this home.

Please note this property was fitted with a new boiler and windows in 2021



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
74	82		

England & Wales EU Directive 2002/91/EC

