



BEN ROSE

Bow Lane, Leyland

Offers Over £260,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three-bedroom, semi-detached property, situated just outside of Leyland town centre. The stunning family home offers multiple reception rooms and has a contemporary feel throughout. It is located near to the M6 motorway for convenient travel links as well as being walking distance to Leyland town centre with excellent supermarkets, shops, and cafes right on your doorstep.

Entering the home, you are greeted by a welcoming reception hall which provides access to the majority of ground floor rooms. The spacious front lounge boasts a bay fronted window and a feature fireplace, complemented by tall ceilings that enhance the sense of space - a theme around the home. Adjacent is a sizeable family room, also featuring a fireplace, which offers versatile use and connects seamlessly to the conservatory. This area is ideal for dining, with garden views and access through. Continuing through, you'll find the well-appointed kitchen featuring both integrated and freestanding appliances, that also seamlessly connects back into the family room.

Moving to the first floor, an open landing with a stunning stained-glass window sets the tone. Three bedrooms offer comfortable accommodation, with the second bedroom benefiting from fitted wardrobes and a built-in desk/storage. Completing this floor is a gorgeous, four-piece family bathroom, adding both style and practicality.

Externally, the property features a driveway to the front with space for up to two cars, leading to the single integrated garage. The rear garden offers privacy with a patio area and lawn, surrounded by tall mature hedging for added seclusion.

This charming home seamlessly blends modern living with practicality, offering an ideal family retreat within reach of local amenities and excellent transport links.





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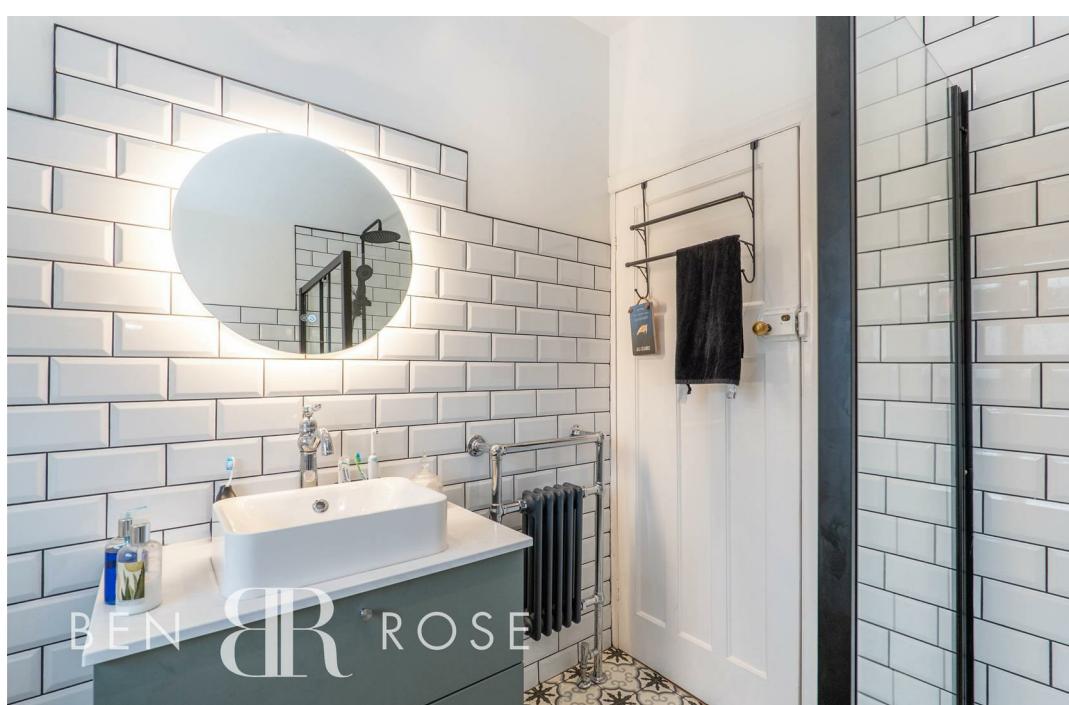




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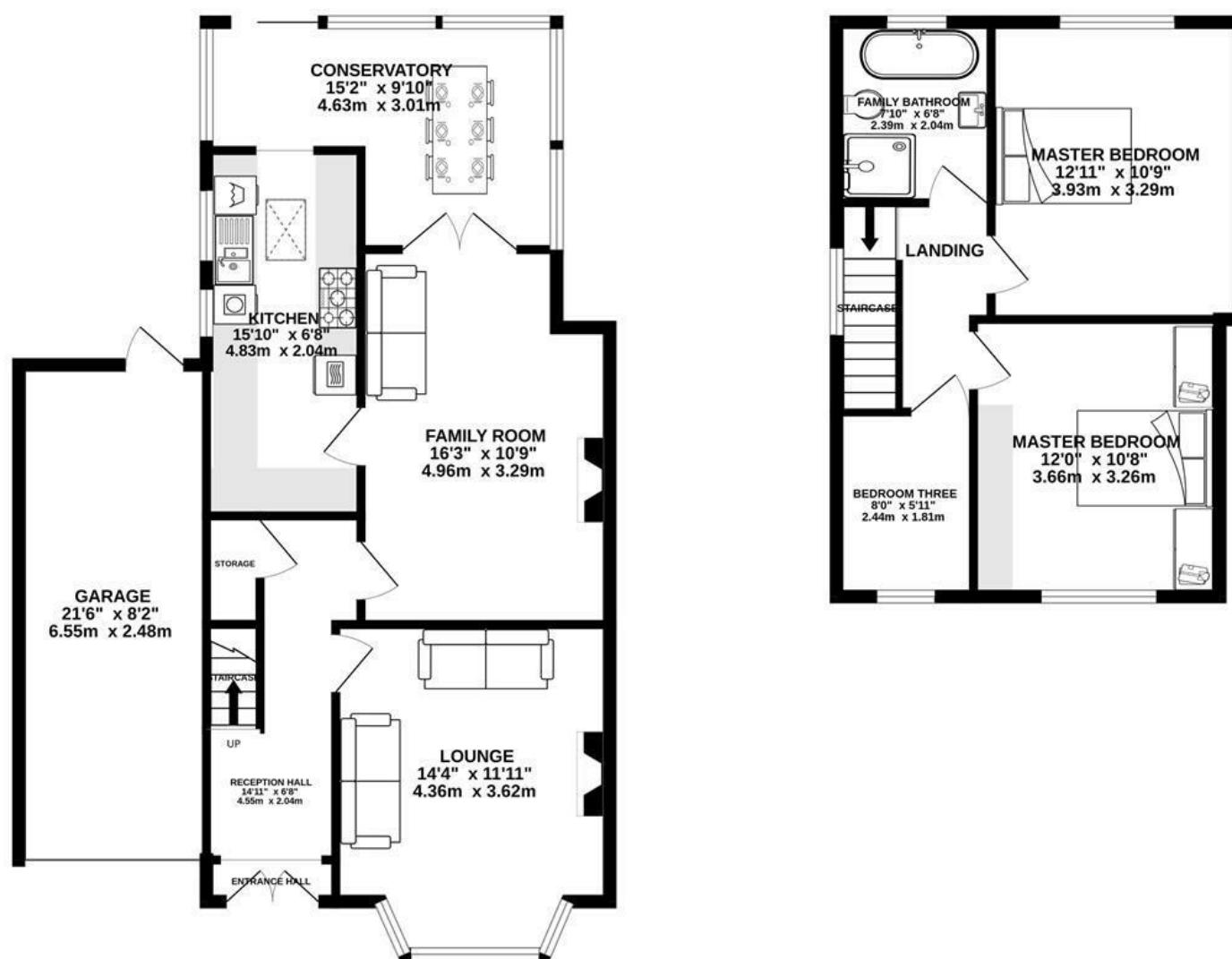


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GROUND FLOOR
820 sq.ft. (76.1 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.6 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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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 ₂) 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	

