



## Bannister Drive, Leyland

Offers Over £170,000

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi detached property situated on a quiet estate near the centre of Leyland. Benefiting from excellent local shops and amenities nearby. There is also easy access to Preston City Centre via nearby travel links as well as the M6 motorways. This property offers great potential, Ideal for first-time buyers and small families alike.

Upon entering the home, you are welcomed into an entrance hall that provides access to the stairs, kitchen, lounge and freshly painted under-stair storage. The lounge, located at the front, features a traditional fireplace and a bay window, offering a cozy and inviting atmosphere.

Further into the house is the open kitchen diner which comfortably accommodates a family dining table and provides through access to the back garden via a set of patio doors. Completing this floor is the kitchen, there is a single WC located next to the kitchen, as well as a door leading into the spacious garage which offers a versatile space with plenty of natural light and access to the rear garden.

Moving to the first floor, you will find three good-sized bedrooms, two of which are spacious doubles easily accommodating king-sized beds and a cozier single bedroom at the front of the home. Both the master and rear double bedroom benefit from being recently redone with fresh carpet and paint. All three bedroom boast clever built in wardrobe space offering plenty storage room for a growing family or guests. The family bathroom includes a bath with an over-bath shower, and a separate WC in an adjacent room.

Externally, this property boasts a good-sized, well-maintained rear garden with tall hedgerow at the back for privacy. The single attached garage offers additional storage or parking space, while the front of the property features a driveway with space for off-road parking.



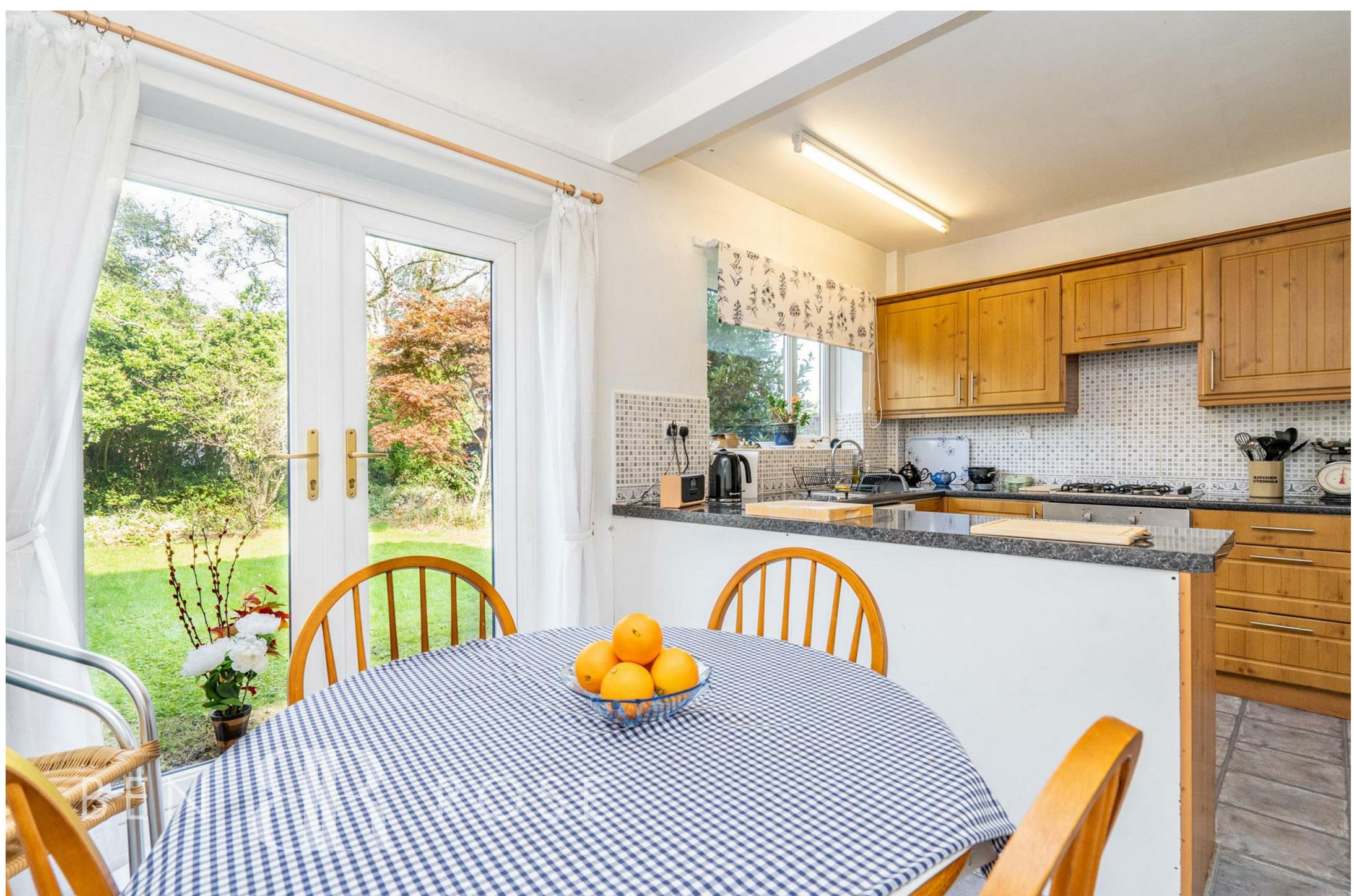


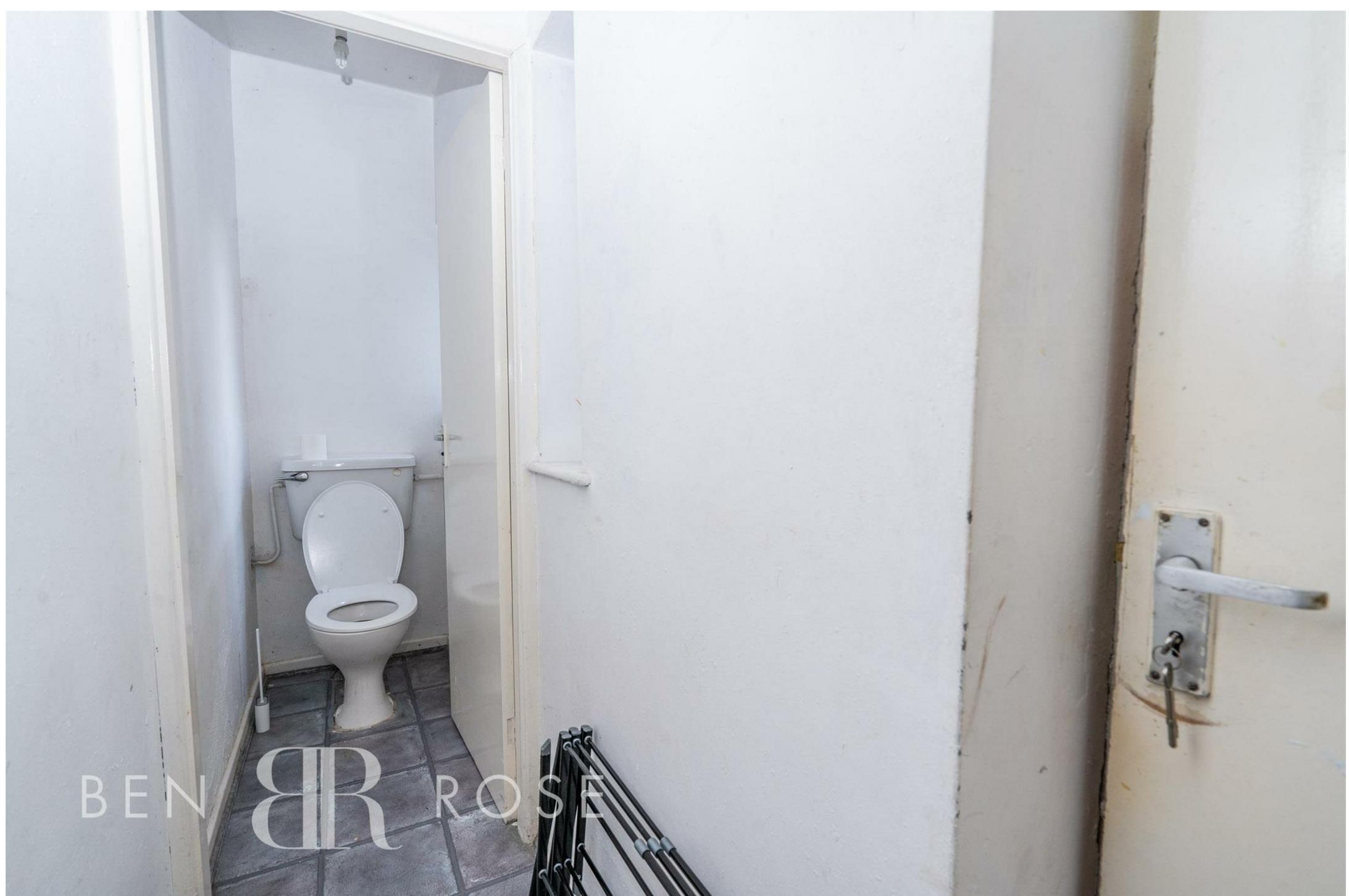
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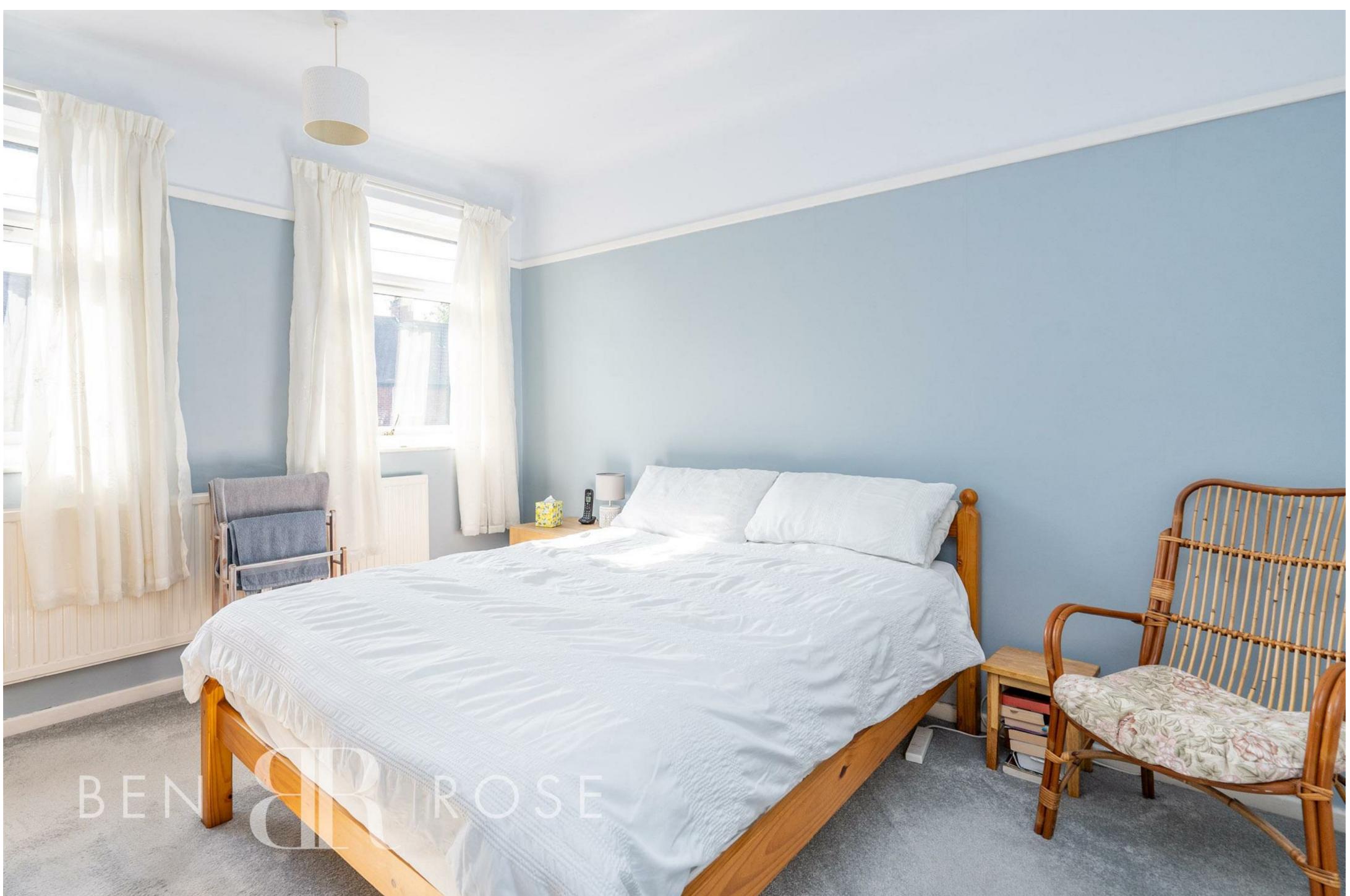


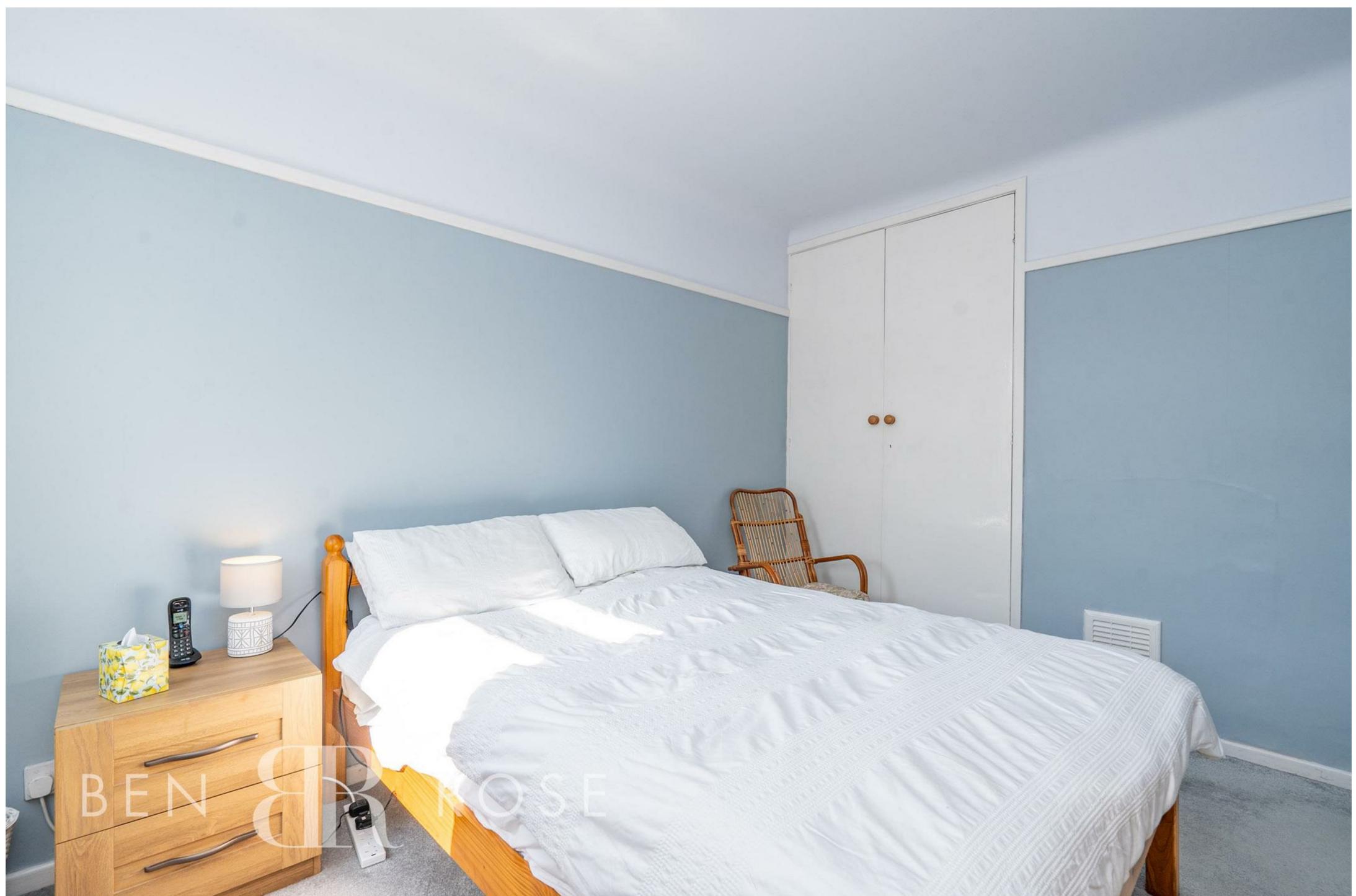


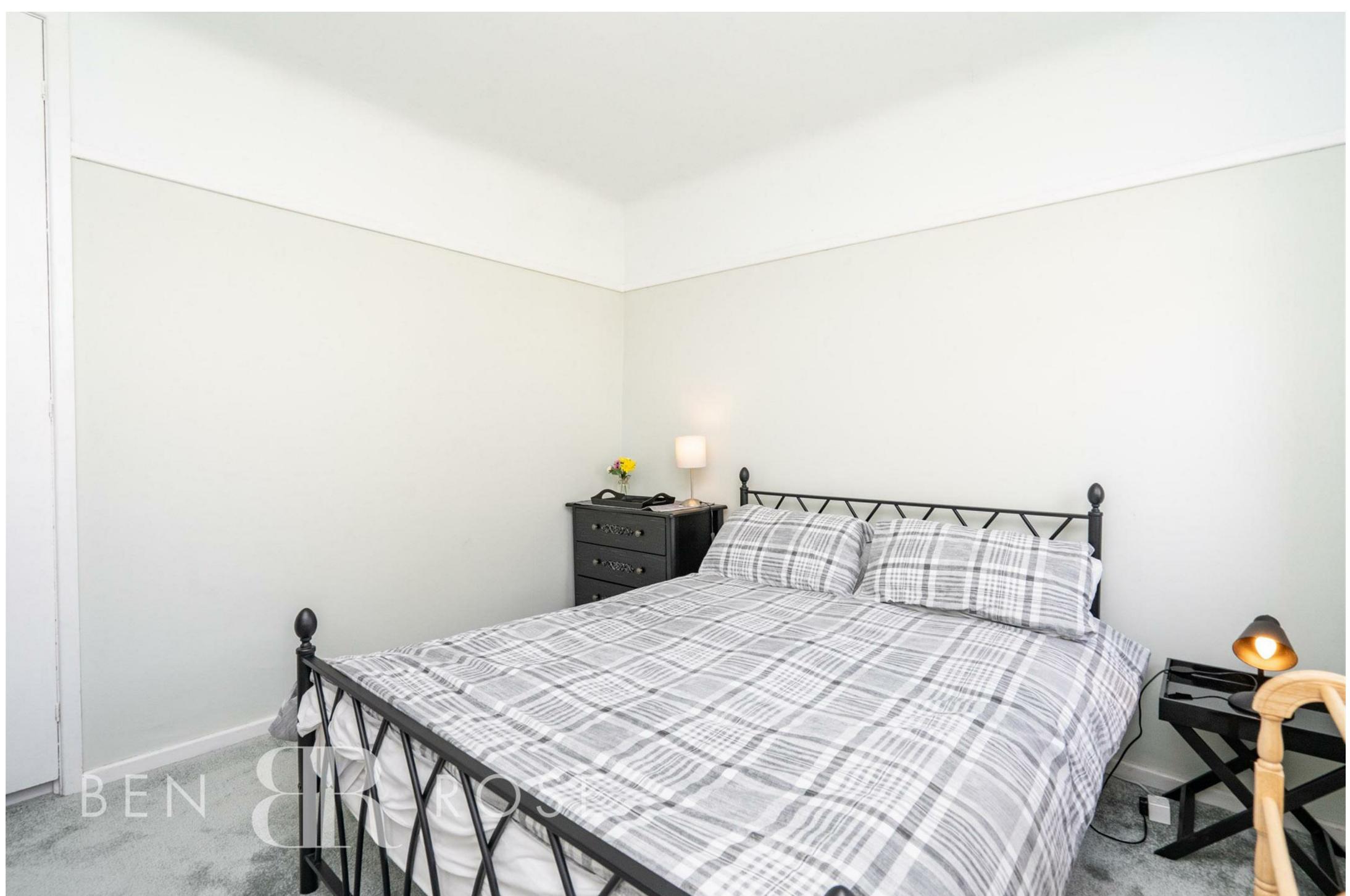
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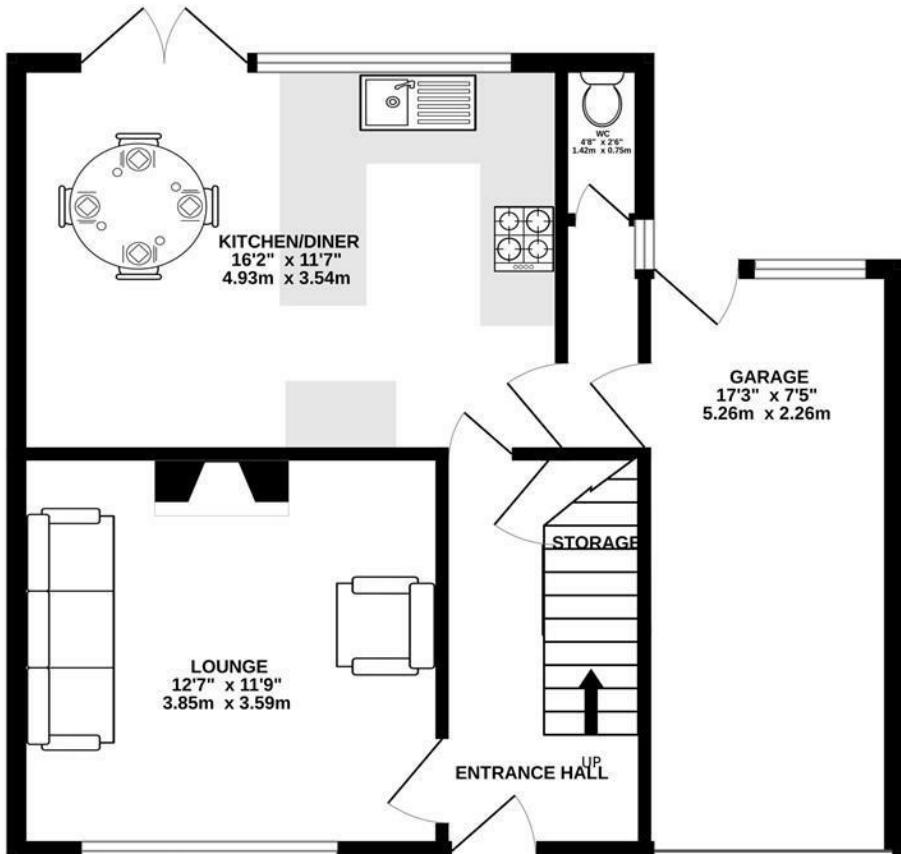




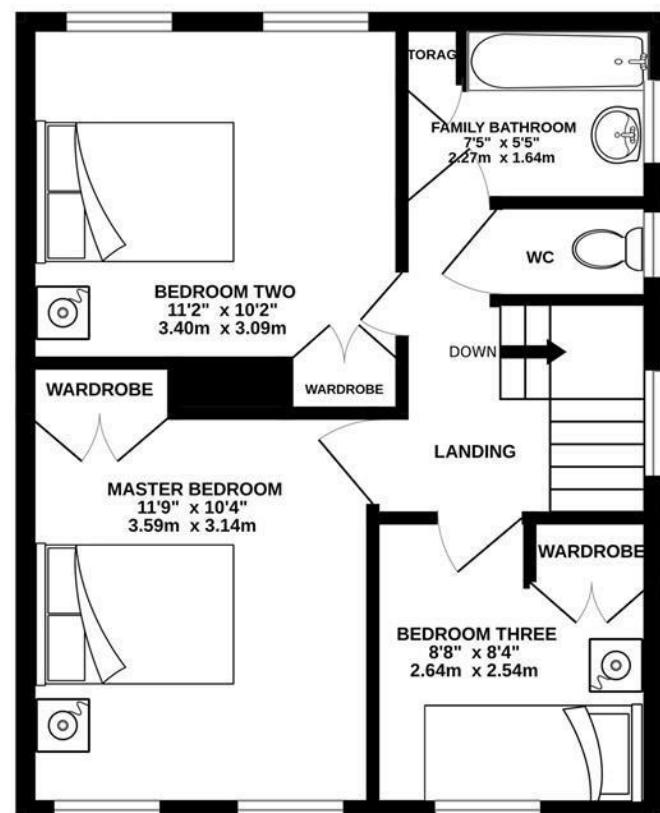


# BEN ROSE

GROUND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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	

