



Hazelwood Close, Leyland

Offers Over £165,000

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached home, ideally situated in the popular residential area of Leyland. Perfectly suited to families, this charming property offers comfortable living space throughout with a practical layout and a welcoming feel. The home benefits from being close to a wide range of local amenities including supermarkets, schools, parks and leisure facilities, making everyday life convenient. Excellent transport links are also nearby, with Leyland Railway Station providing direct rail connections to surrounding towns and cities such as Preston and Manchester. For those commuting by car, the nearby M6 Motorway and M65 Motorway offer convenient access across the North West.

Upon entering the home, you are welcomed by a vestibule that leads directly into the bright and inviting lounge. This comfortable living space features a beautiful bay window that allows plenty of natural light to fill the room, along with a charming feature fireplace that creates a cosy focal point. From the lounge, the layout flows naturally towards the staircase leading to the first floor, while also providing access through to the kitchen. The kitchen offers a practical layout with ample space for storage and appliances, and continues into a rear extension that serves as a dining room—an ideal space for family meals or entertaining guests while enjoying views of the garden.

Moving upstairs, the landing provides access to all three bedrooms. The master bedroom is a well-proportioned space and benefits from built-in wardrobes and drawers, offering convenient storage solutions. The remaining two bedrooms provide versatile accommodation, perfect for children, guests or even a home office if required. Completing the first floor is the family bathroom, fitted to serve the needs of a growing household.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking, accompanied by a small bordering wall and attractive flower beds that add to the home's kerb appeal. To the rear, the property enjoys a fully fenced garden that provides a safe and private outdoor space for families. The garden features a lawn area alongside mature flower beds and established bushes, creating a pleasant setting for relaxing or outdoor activities. Overall, this home presents an excellent opportunity for families seeking a well-located property with comfortable living space both inside and out.



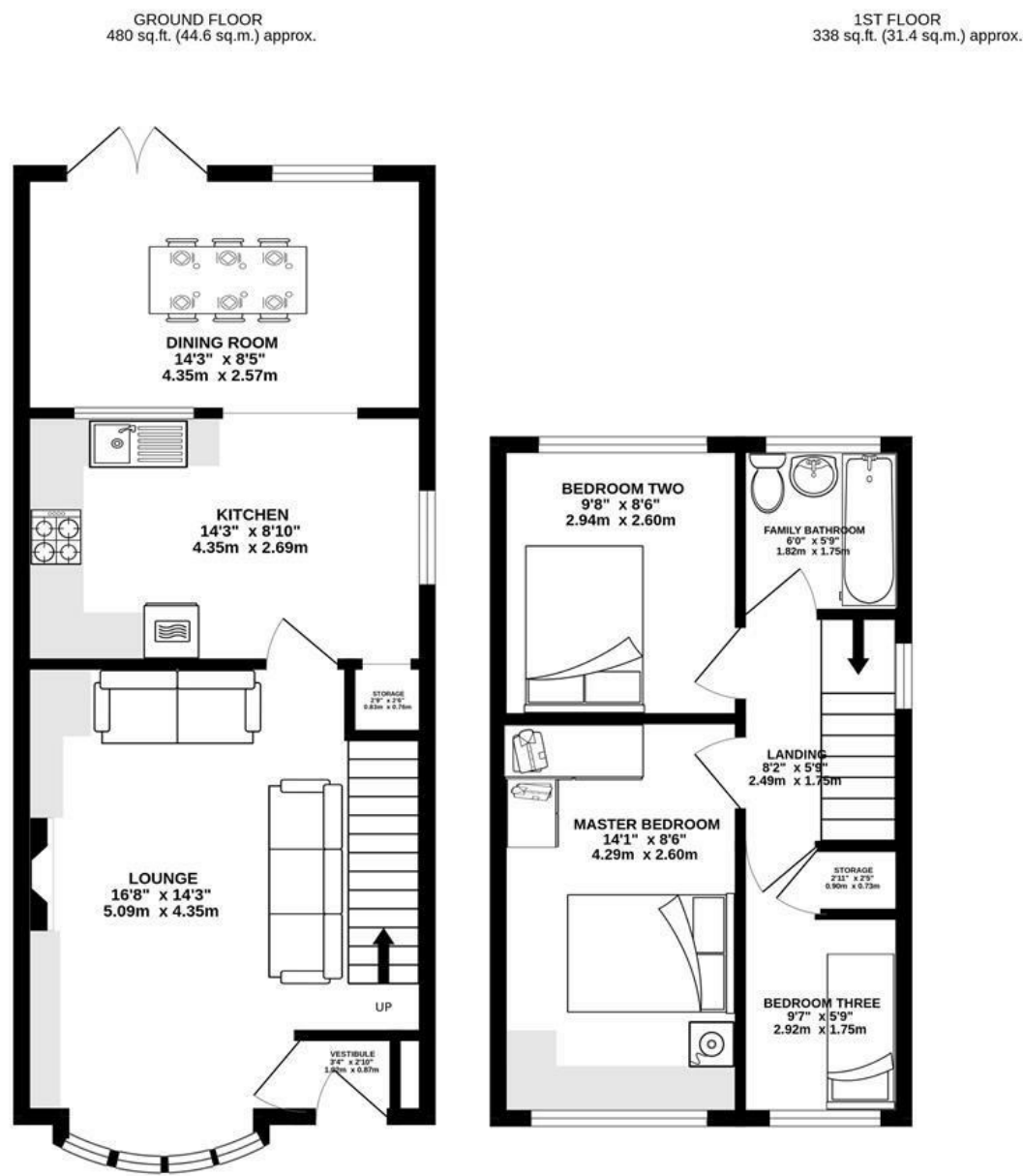








BEN ROSE



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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.

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		
	68	75
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	

