BEN ROSE

Pendle Road, Leyland

Offers In The Region Of £220,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom semi-detached home, situated in a popular residential area of Leyland. Ideal for growing families, this spacious home offers flexible living accommodation, including a ground floor bedroom with en suite, whilst benefiting from tasteful upgrades throughout such as Farrow & Ball paint to the majority of rooms, a newly installed boiler for added peace of mind and new laminate flooring in both the lounge and dining room. Conveniently positioned, the property enjoys excellent access to a range of local amenities including well-regarded schools, supermarkets, shops, cafés and leisure facilities. Leyland town centre is just a short distance away, whilst nearby train stations provide direct links to Preston, Manchester and beyond. Excellent transport connections are available via the M6, M61 and M65 motorways, making this an ideal location for commuters travelling across the North West.

Stepping into the home, you are welcomed by an enclosed porch with sliding doors leading into the entrance hall. The spacious lounge is bright and inviting, featuring a charming log-burning stove that creates a wonderful focal point, making it the perfect place to relax. New laminate flooring enhances both the lounge and adjoining dining room, creating a seamless flow throughout the main living space. The dining room offers ample room for family meals and entertaining, whilst providing access to the ground floor bedroom. This versatile room enjoys sliding doors overlooking the rear garden and benefits from a modern shower en suite, making it ideal for guests, older relatives or those seeking multi-generational living. Completing the ground floor is the well-equipped kitchen, offering generous worktop space, an abundance of storage cupboards and several integrated appliances.

To the first floor, the landing provides access to three well-proportioned bedrooms. Two are generous double rooms, both benefiting from built-in wardrobe space, whilst the third bedroom is perfectly suited as a child's bedroom, nursery or home office and includes useful overstairs storage. Serving the first floor is the recently decorated three-piece family bathroom that has had regrouting, new bath panel and other refreshments completed, finished to a contemporary standard and designed to comfortably accommodate the needs of modern family life.

Externally, the property continues to impress with a driveway providing off-road parking for multiple vehicles, leading directly to the detached garage. Mature hedging and boundary fencing offer an attractive frontage with added privacy. To the rear, the enclosed paved garden provides a low-maintenance outdoor space with plenty of room for garden furniture, making it ideal for relaxing or entertaining during the warmer months. Combining spacious and versatile accommodation with quality upgrades and an excellent location, this is a fantastic family home that is ready to move straight into and must be viewed to be fully appreciated.

Breville

LIFE IS BEAUTIFUL

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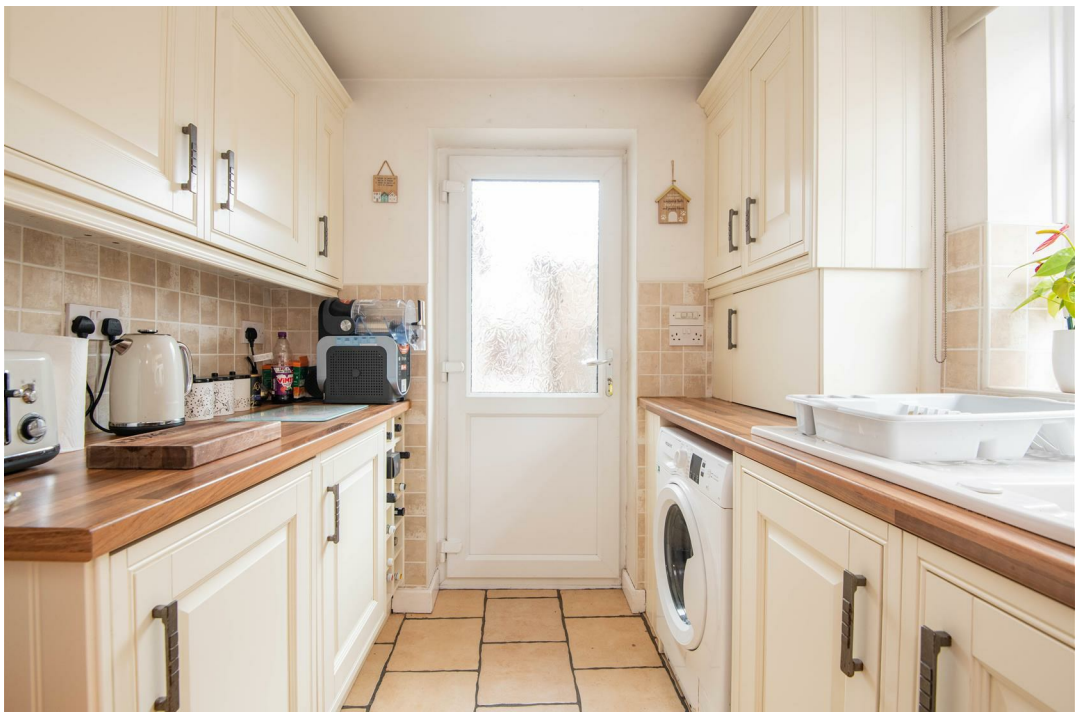

never
stop
dreaming
She believed
She could
So she did

WE'RE ALL MAD HERE
Carex

DAVID BOWIE IS INSIDE
THE DIARY OF A CEO
SPIDER-MAN
ESSENTIAL AVENGERS
THE ABSENCE
BUDGIE
SPIDER-MAN

BEN ROSE

GROUND FLOOR
687 sq.ft. (63.9 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.

TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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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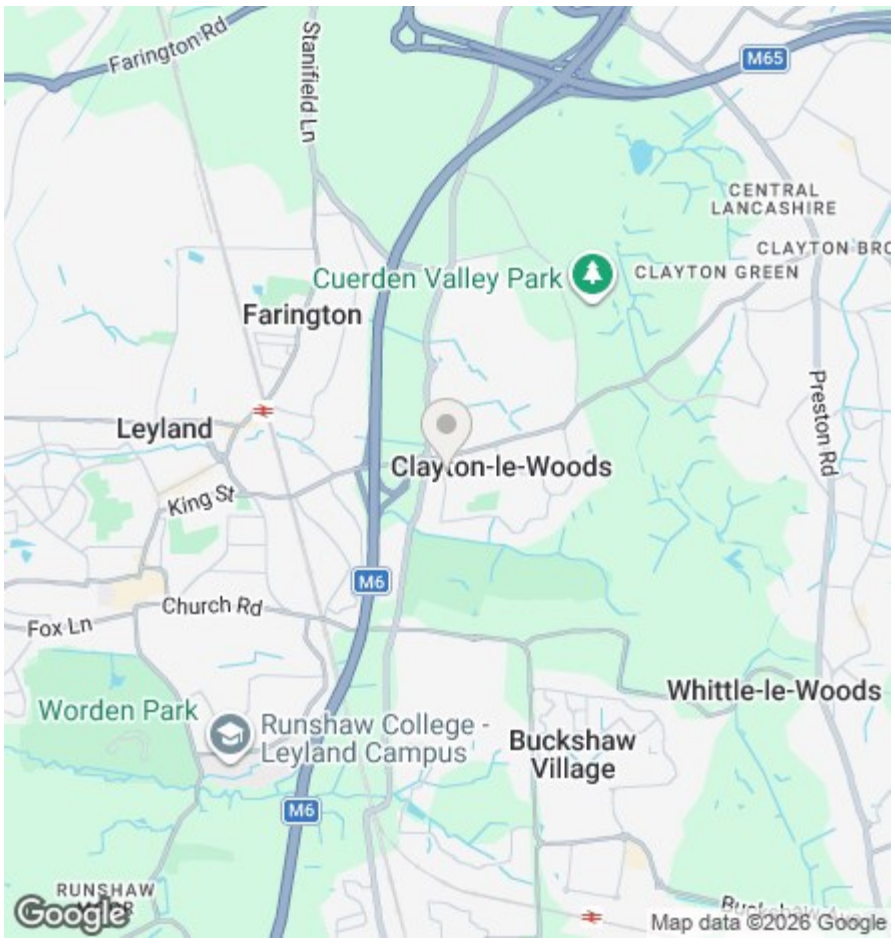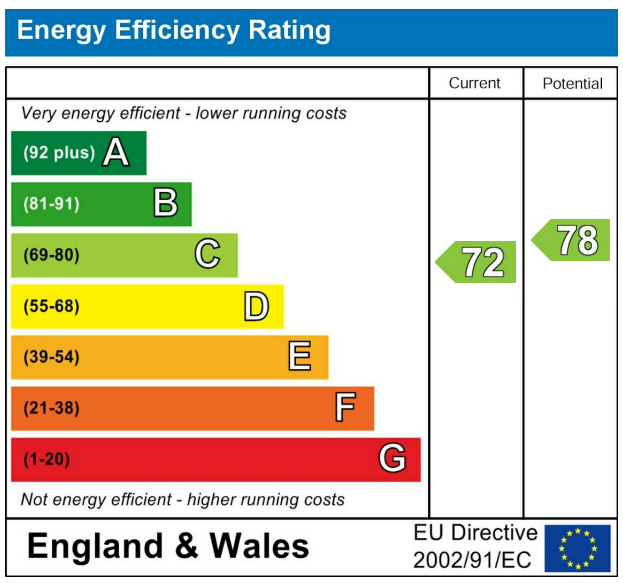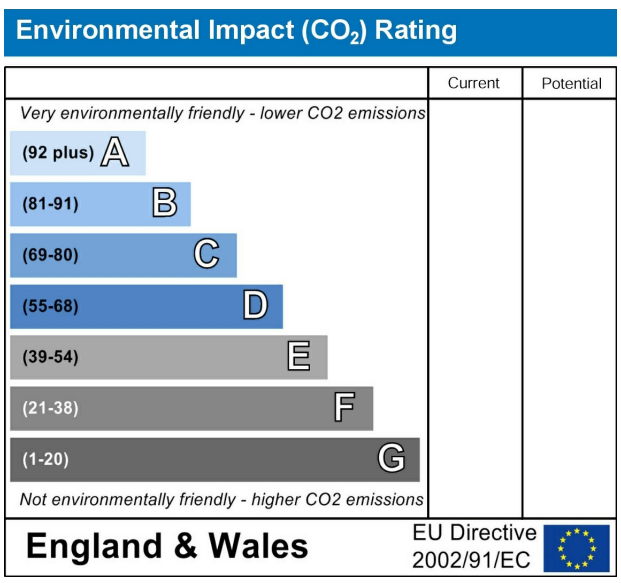
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