BEN ROSE



Fossdale Moss, Leyland £275,000

Ben Rose Estate Agents are pleased to present to the market this delightful two-bedroom detached true bungalow, nestled within a quiet and friendly cul-de-sac in the highly desirable area of Leyland, Lancashire. Perfectly suited to those looking to downsize or enjoy a more relaxed pace of life, this well-maintained home offers spacious single-level living, complemented by an exceptional outdoor space. The location provides a peaceful residential setting while remaining conveniently close to a range of local amenities, including supermarkets, independent shops, healthcare facilities, and well-regarded eateries. Excellent transport links are also nearby, with Leyland train station offering direct routes to Preston, Manchester, and beyond, alongside regular bus services and easy access to the M6 and M61 motorways.

Stepping into the property through the welcoming entrance porch, you will find yourself in the main hallway, which provides access to the majority of rooms. To the left, you will enter the spacious lounge, which features a charming fireplace and a large window overlooking the front aspect. The lounge flows seamlessly into the dining room, which offers ample space for a family dining table, with sliding patio doors leading through to the conservatory at the rear. The bright and airy conservatory provides versatile additional living space, with lovely views over the garden and a further set of sliding doors opening directly onto the outdoor space.

Moving back through the home, you will find the kitchen, which offers ample storage and space for freestanding appliances, alongside an integrated fridge, freezer, oven, and hob. A single door provides convenient access to the garden.

The property boasts two well-proportioned bedrooms, both benefiting from integrated storage. Additional storage can be found off the main hallway, while a modern three-piece shower room completes the internal accommodation.

Externally, to the front is a well-maintained lawned garden, with a private driveway to the side providing off-road parking. Here, you will find access to the detached garage, which is equipped with an electric up-and-over door to the front, a separate side access door, and power and lighting.

To the rear is a generously sized and beautifully maintained garden, featuring a central lawn surrounded by established planting and patio areas, alongside a convenient storage shed. This delightful outdoor space provides an ideal setting for relaxing, gardening, or entertaining.

Early viewing is highly recommended to fully appreciate the space, presentation, and lovely gardens this property has to offer.

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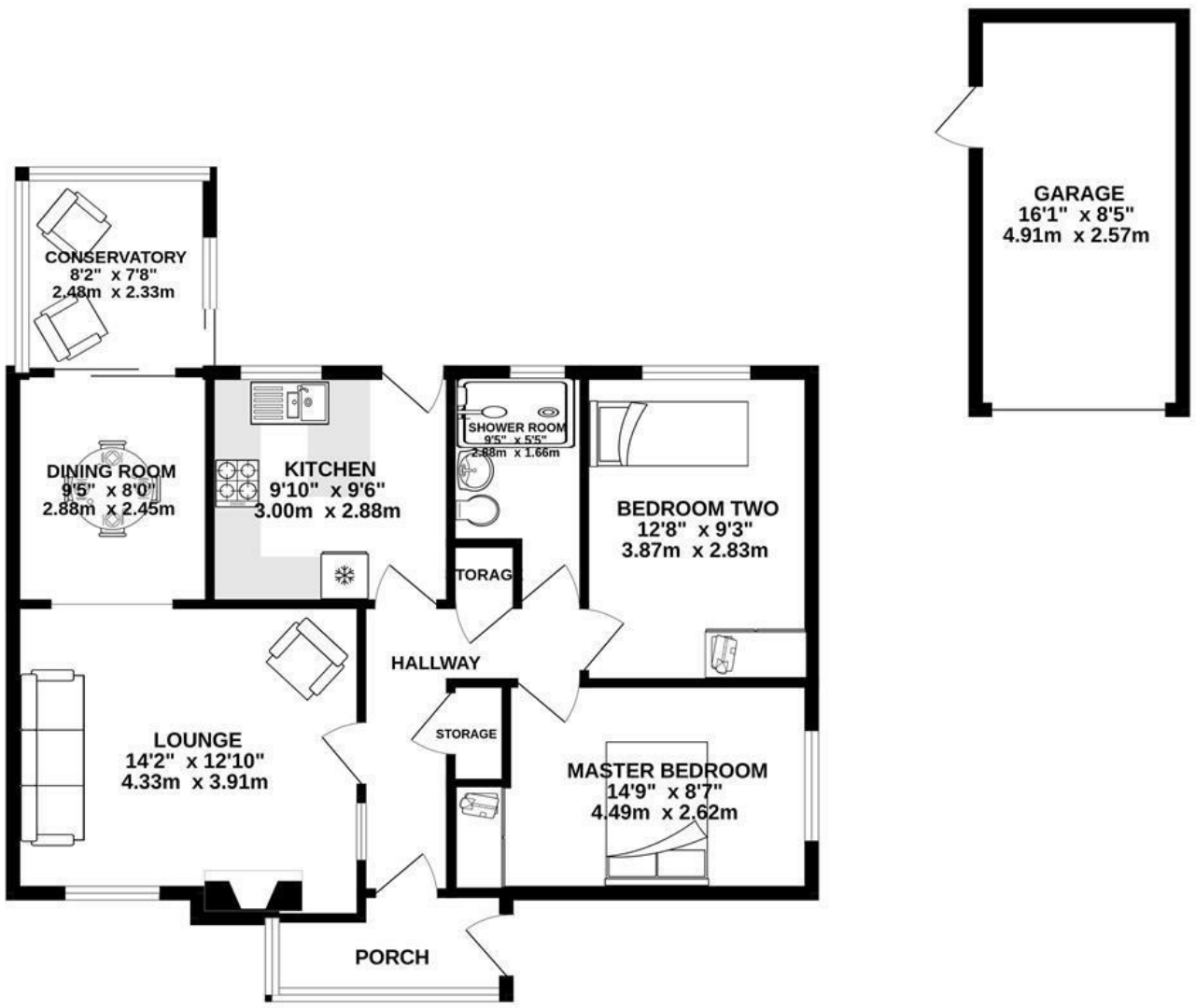




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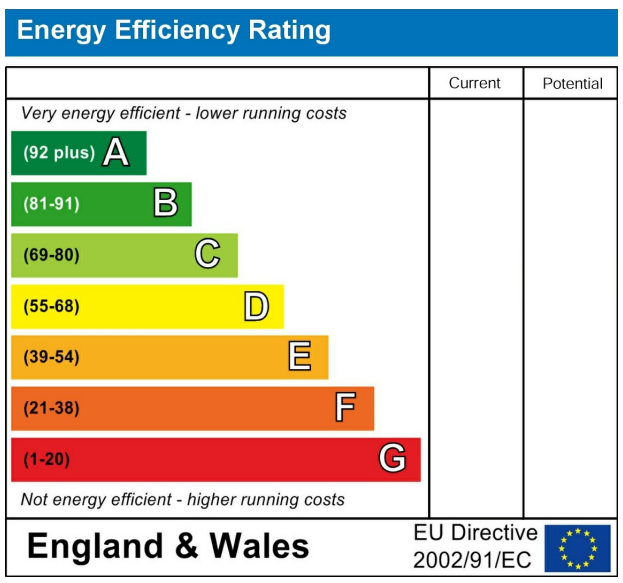
GROUND FLOOR
927 sq.ft. (86.1 sq.m.) approx.

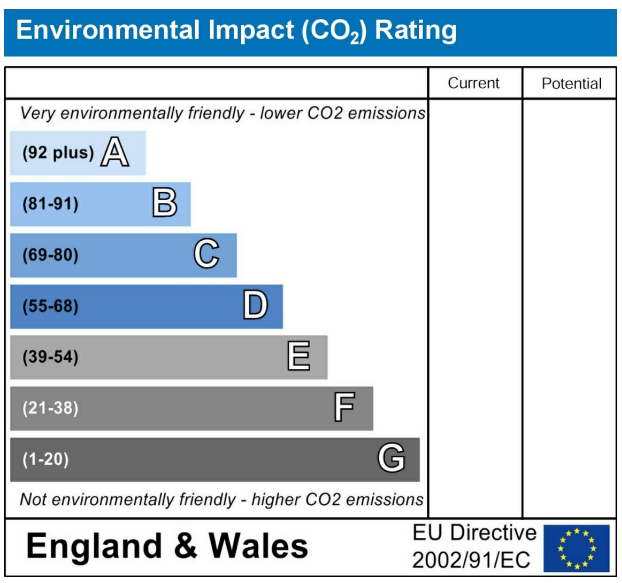


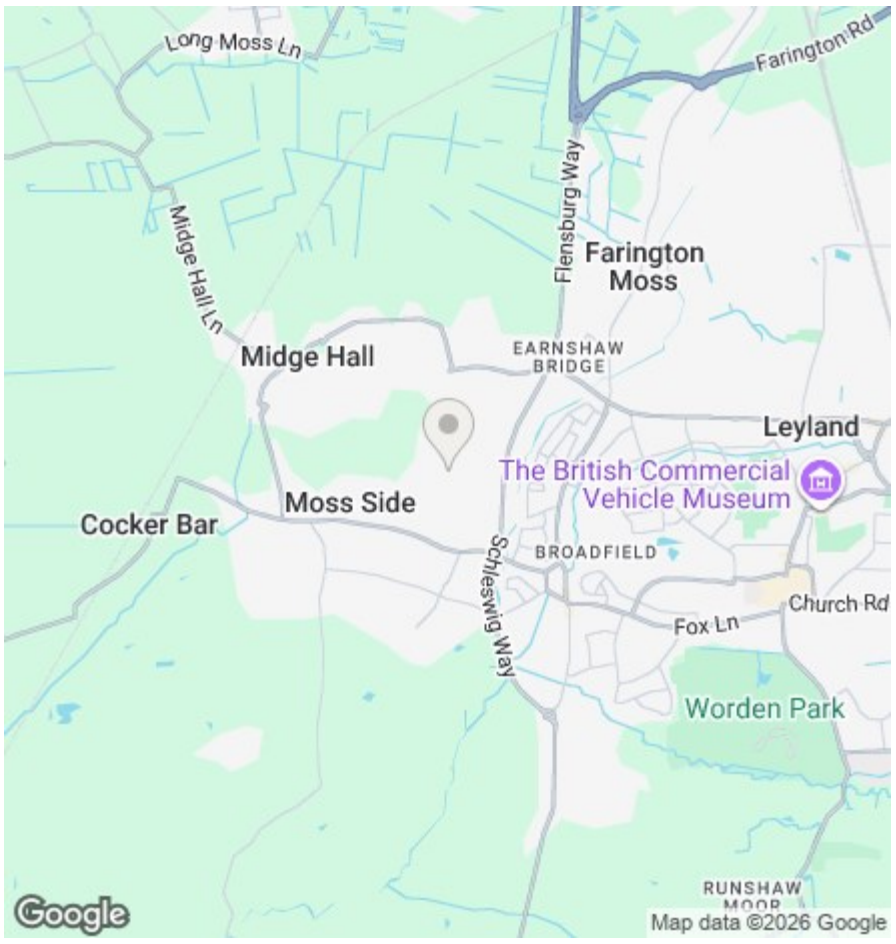
TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

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.







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