



## Leadale Green, Leyland

Offers Over £200,000

Ben Rose Estate Agents are pleased to present to market this modern three-bedroom semi-detached property, nestled within a quiet residential area in the sought-after town of Leyland. Perfect for families, the home is situated close to an array of excellent local schools, shops, and everyday amenities. The property also benefits from superb transport links, including easy access to the M6 motorway and M61 motorway. The home further benefits from recently installed windows and doors throughout.

Stepping into the property, you are welcomed into the entrance hallway where the staircase leads to the upper level. On the left, you will find the spacious lounge, which features an electric fireplace and a beautiful bay window overlooking the front aspect. Continuing through, you will enter the contemporary kitchen, which offers ample storage and space for freestanding appliances with an integrated dishwasher. The kitchen also provides access to the attached garage, which spans the full length of the property and offers additional utility space with a sink. The garage is equipped with power and lighting and benefits from an up-and-over door at the front as well as double patio doors at the rear. Just off the kitchen, you will also find the dining room, which provides ample space for a large family dining table and features double patio doors leading out to the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, all benefiting from integrated storage. A three-piece family bathroom with a spacious couples bath and over-the-bath shower completes this level.

Externally, the home overlooks a delightful play park to the front and boasts a private driveway providing off-road parking for one vehicle. To the rear is a generously sized garden consisting of a low-maintenance flagged patio, along with a faux lawn and raised decking area, offering the perfect space for playing, relaxing, or entertaining. The garden also includes a practical storage shed.

Early viewing is highly recommended to avoid potential disappointment.





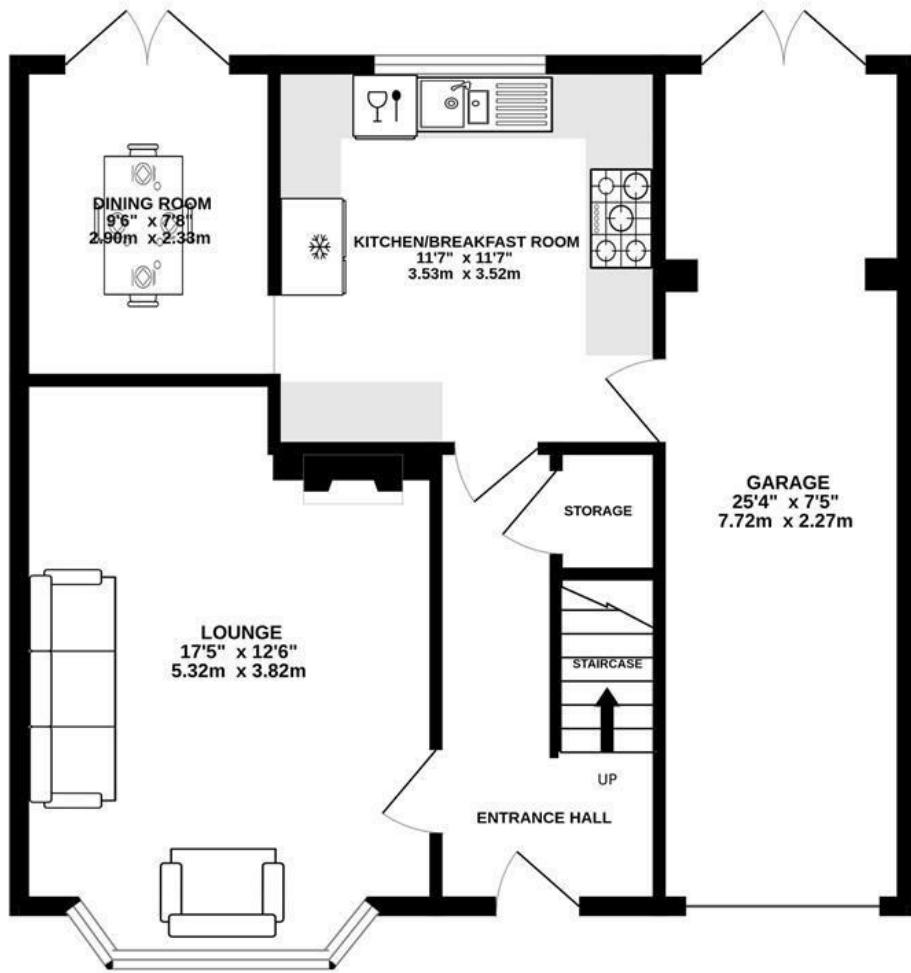




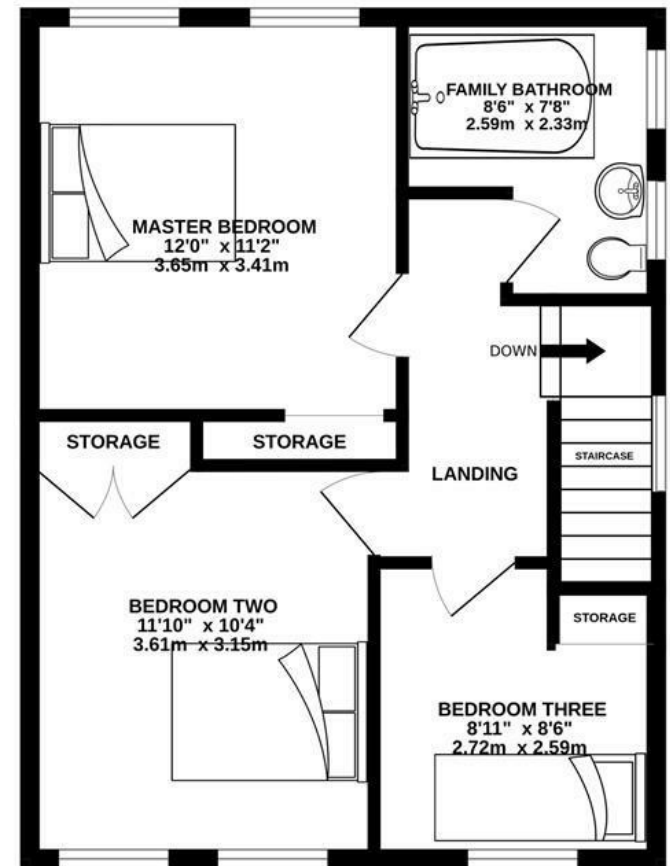




GROUND FLOOR  
679 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.

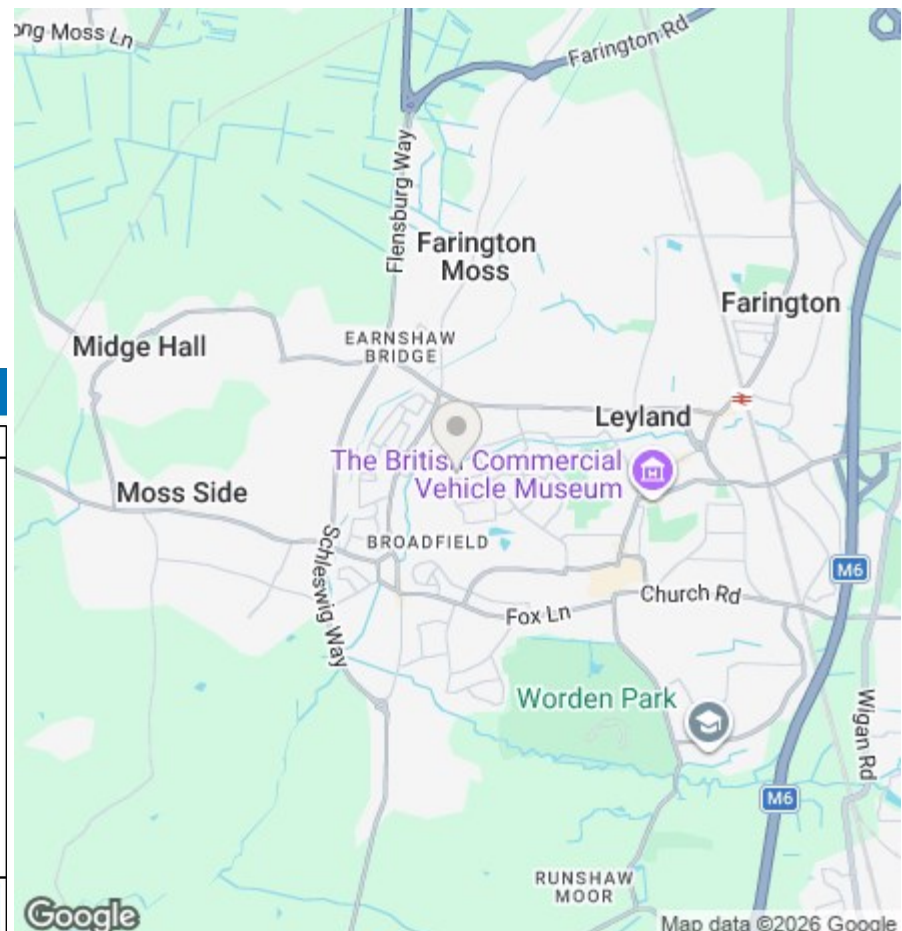


TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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