BEN ROSE



Ashfields, Leyland **Offers Over £275,000**

Ben Rose Estate Agents are pleased to present to market this well-presented four/five-bedroom property, nestled on a quiet estate in a sought-after area of Leyland. This would make an ideal family home, offering an abundance of space both internally and externally. The property is conveniently located just a short drive from Leyland town centre and benefits from excellent local schools, supermarkets, and amenities. There are also fantastic travel links available via the nearby train station, local bus routes, and easy access to the M6 and M61 motorways.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. On the left, you will enter the spacious lounge, spanning the full width of the property and benefitting from a central fireplace, with sliding patio doors leading through to the conservatory at the rear. The bright and airy conservatory provides an excellent additional sitting area with direct access to the garden.

Continuing through, you will find the spacious office, a highly versatile room that could be used as a home office, playroom, formal dining room, or even a fifth bedroom. Moving on, you will discover the open plan kitchen/diner. This extended area of the home features a contemporary fitted kitchen offering ample storage and space for integrated appliances, alongside a dining area with plenty of room for a family dining table. A convenient WC completes the ground floor.

Moving upstairs, you will find four well-proportioned bedrooms, with the master and bedroom two benefiting from integrated storage. A three-piece family bathroom with an over-the-bath shower completes this level.

Externally, the home sits on a generous plot, with a private driveway to the side providing off-road parking. Here you will find the single detached garage, accessed via an up-and-over door and equipped with power and lighting. To the rear is a generously sized garden consisting of a lawn and flagged patio area, offering a good level of privacy and an ideal space for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.















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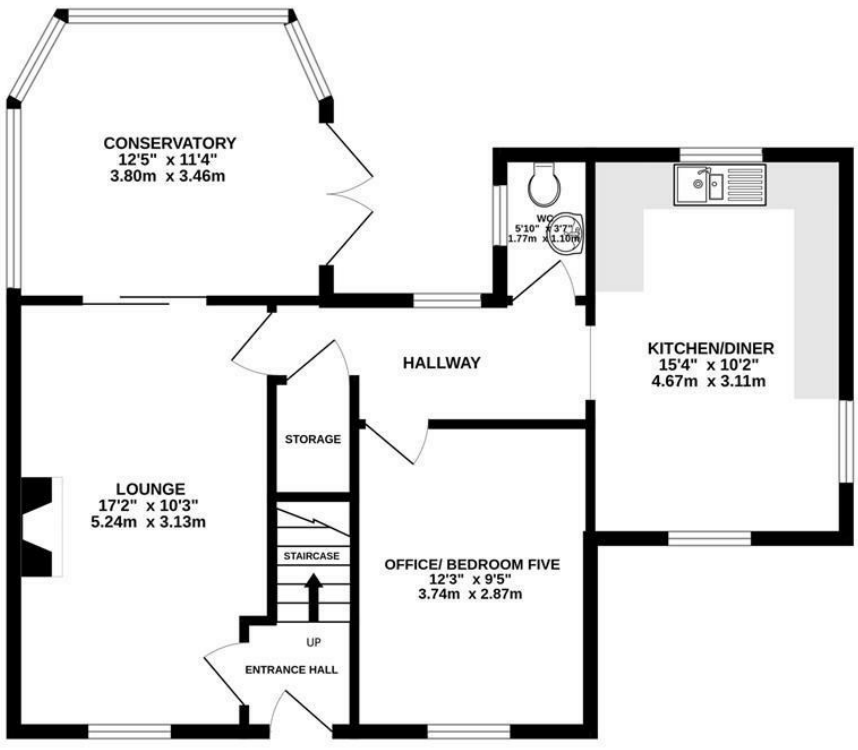




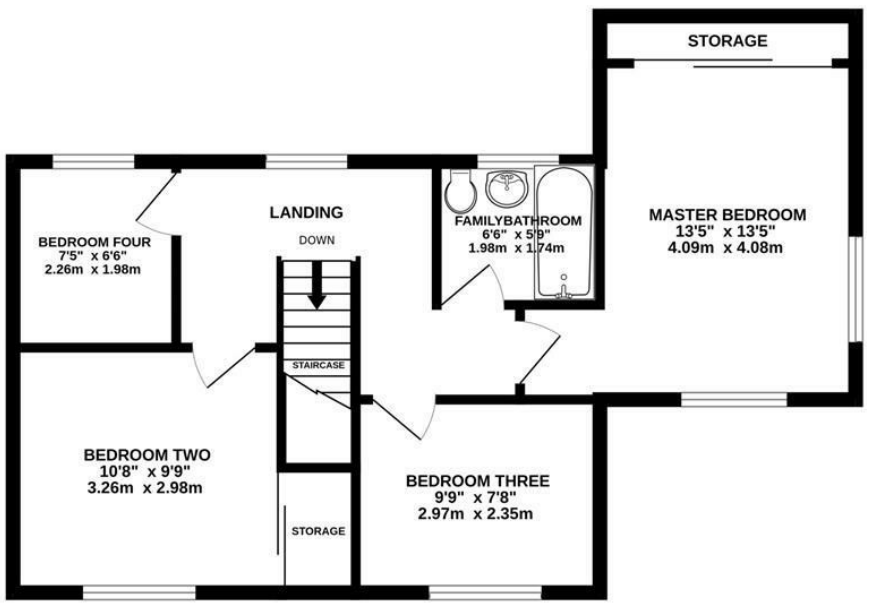
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GROUND FLOOR
701 sq.ft. (65.2 sq.m.) approx.



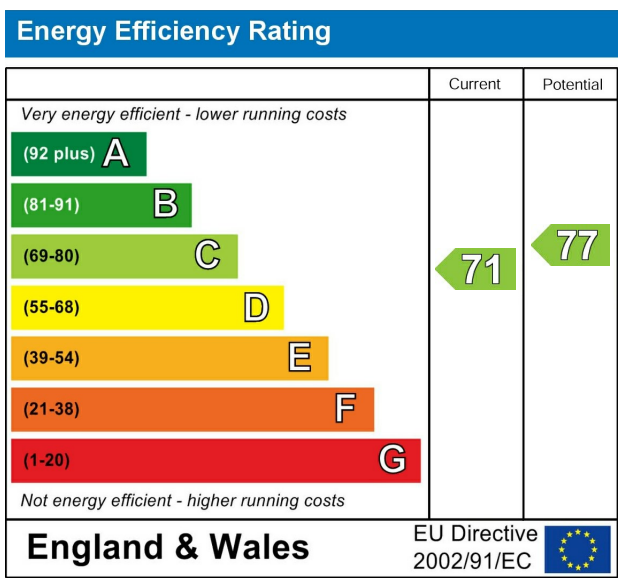
1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.

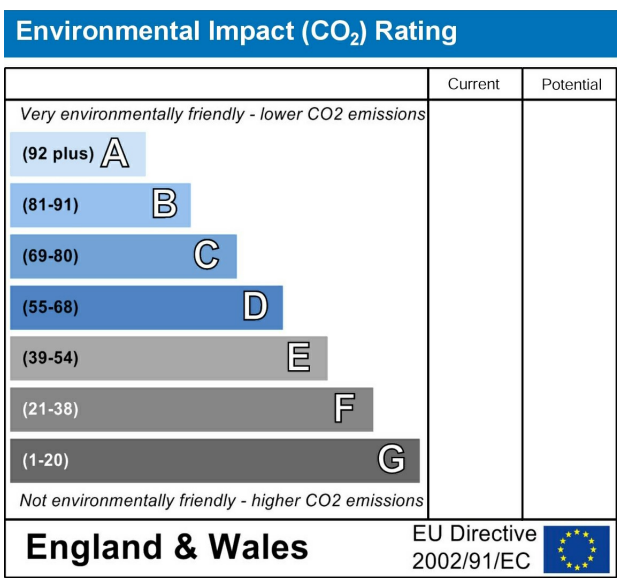


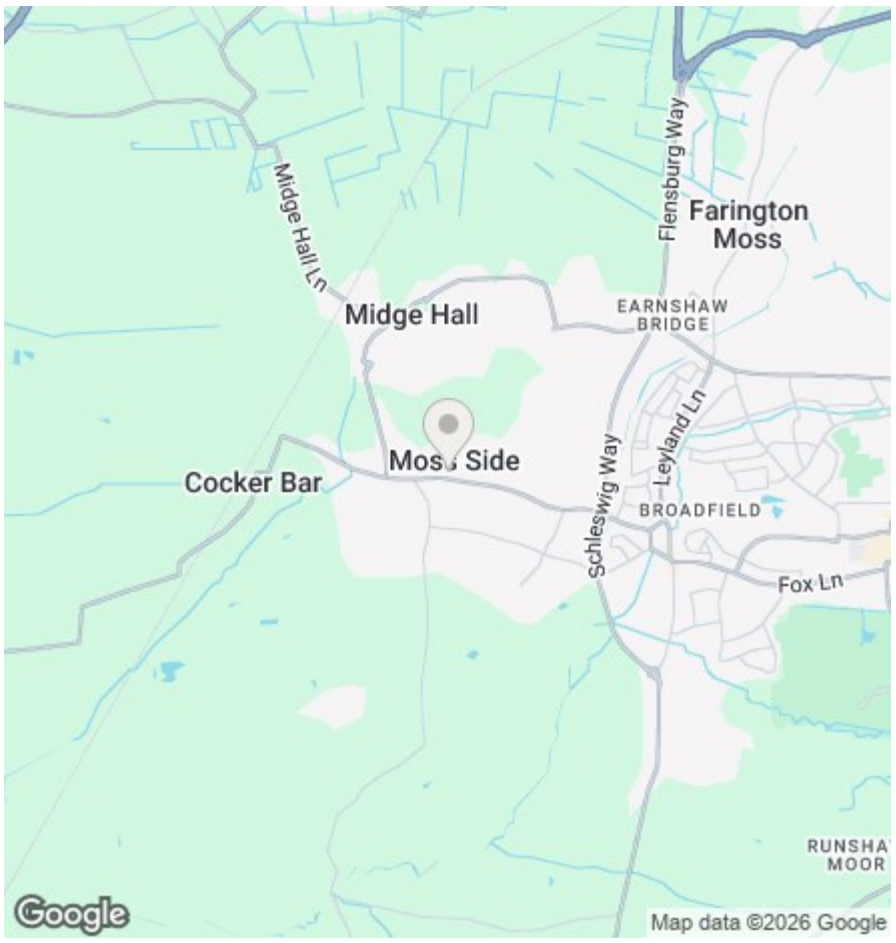
TOTAL FLOOR AREA : 1260 sq.ft. (117.1 sq.m.) approx.

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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