BEN ROSE



Moss Side Way, Leyland £250,000

Ben Rose Estate Agents are pleased to present to the market this well-presented four-bedroom sem-detached family home, situated on a quiet cul-de-sac in the popular area of Leyland. Extended to the rear, the property offers generous and versatile living accommodation throughout, making it an ideal home for growing families. Conveniently located just a short drive from Leyland town centre, the home benefits from excellent local schools, supermarkets, and a wide range of amenities. It also enjoys fantastic transport links via nearby bus routes and easy access to the M6 and M61 motorways, making it ideal for commuters.

Stepping into the property through the welcoming entrance hallway, you are led into the spacious open-plan lounge/diner. This bright and airy living space benefits from a large front-facing window, convenient understairs storage, and access to both the kitchen and the family room via double patio doors. The bright and airy family room provides versatile additional living space and features a further set of patio doors opening out onto the rear garden. Completing the ground floor is the modern fitted kitchen, which offers ample storage and includes integrated appliances such as a fridge, freezer, oven, hob, and dishwasher, along with a single door providing access to the garden.

Moving upstairs, you will find four well-proportioned bedrooms, along with a newly installed three-piece family bathroom featuring an over-the-bath shower. A recently upgraded separate W.C. completes this level.

Externally, to the front of the property is a lawned garden alongside a private driveway providing off-road parking. The driveway also gives access to the attached single garage, which is equipped with power and lighting. To the rear is a generously sized garden featuring a spacious flagged patio and a recently installed low-maintenance artificial lawn, creating the perfect space for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.





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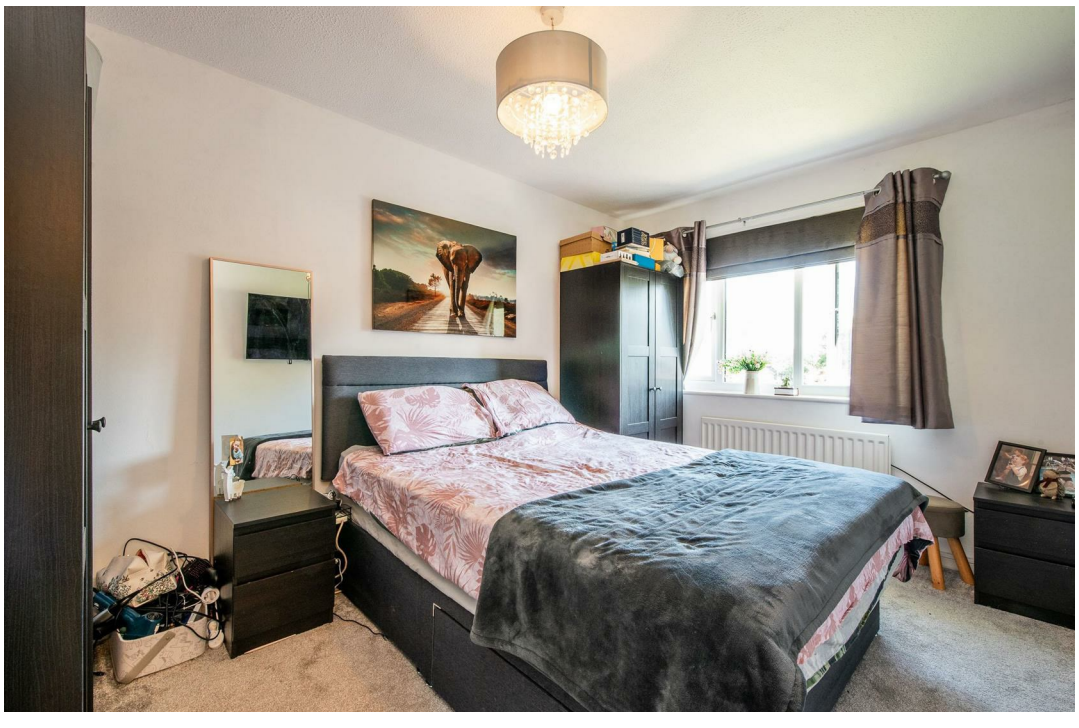
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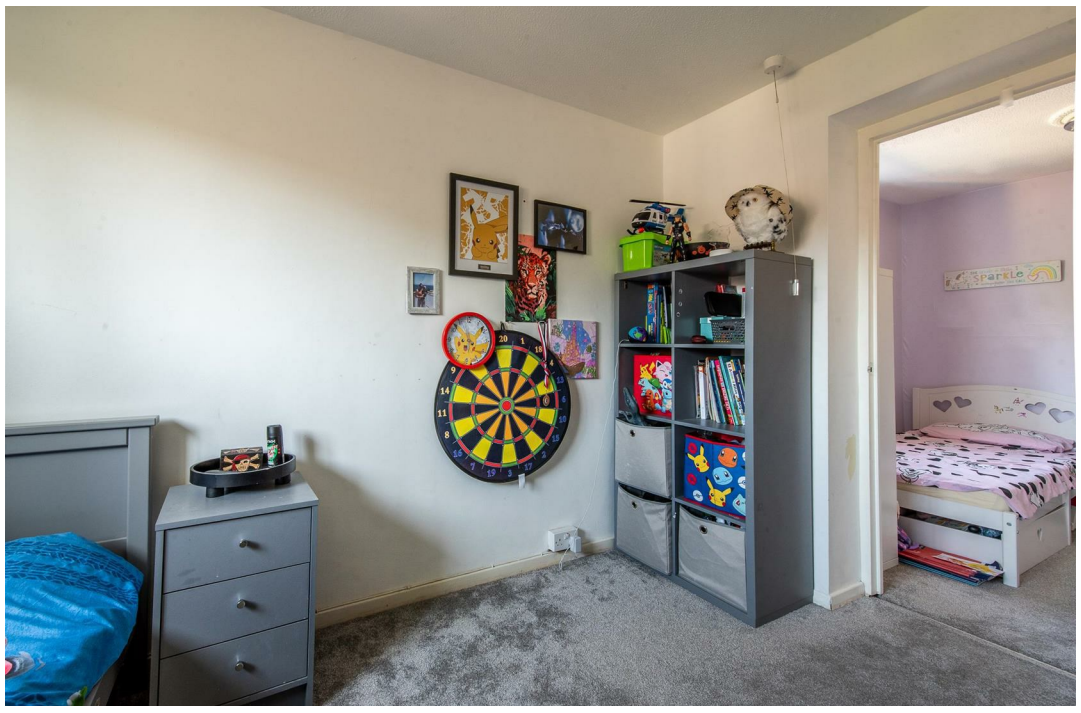




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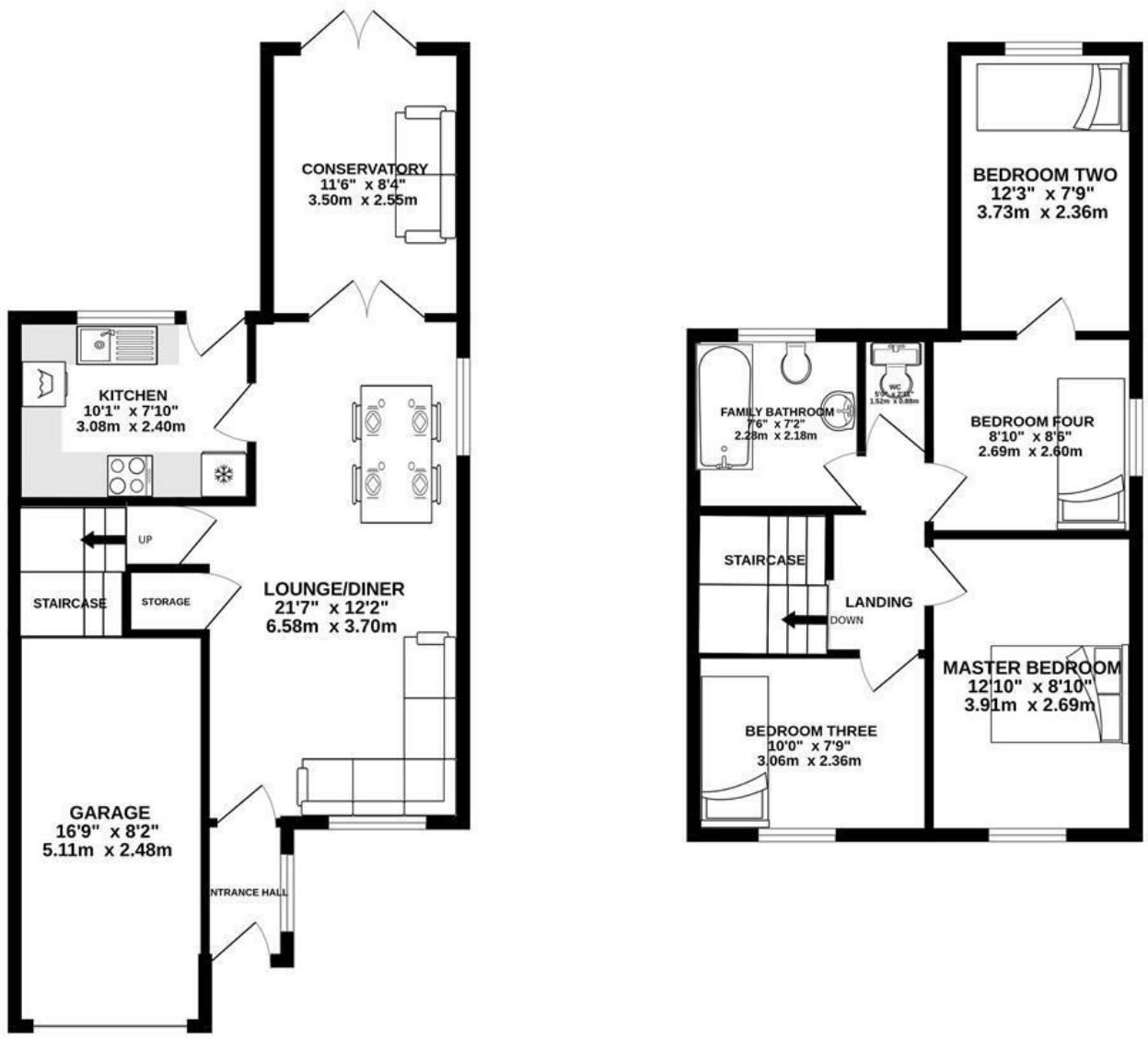


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GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.

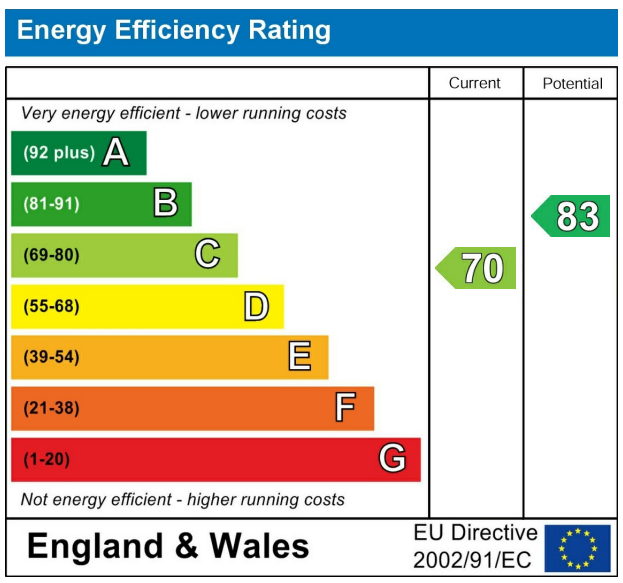
1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.

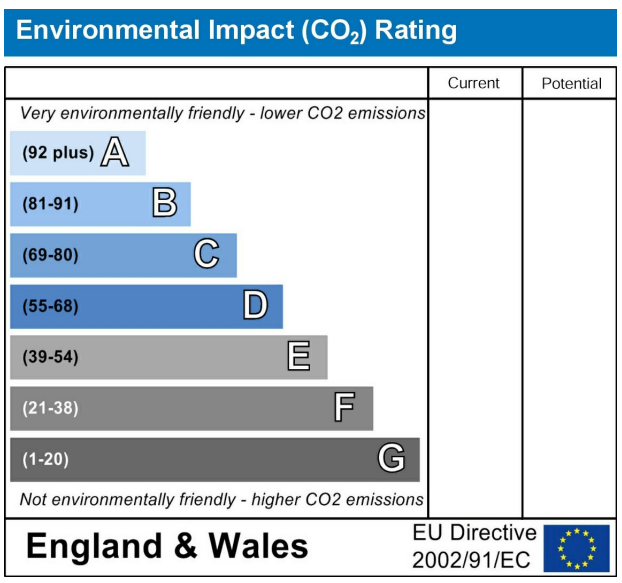


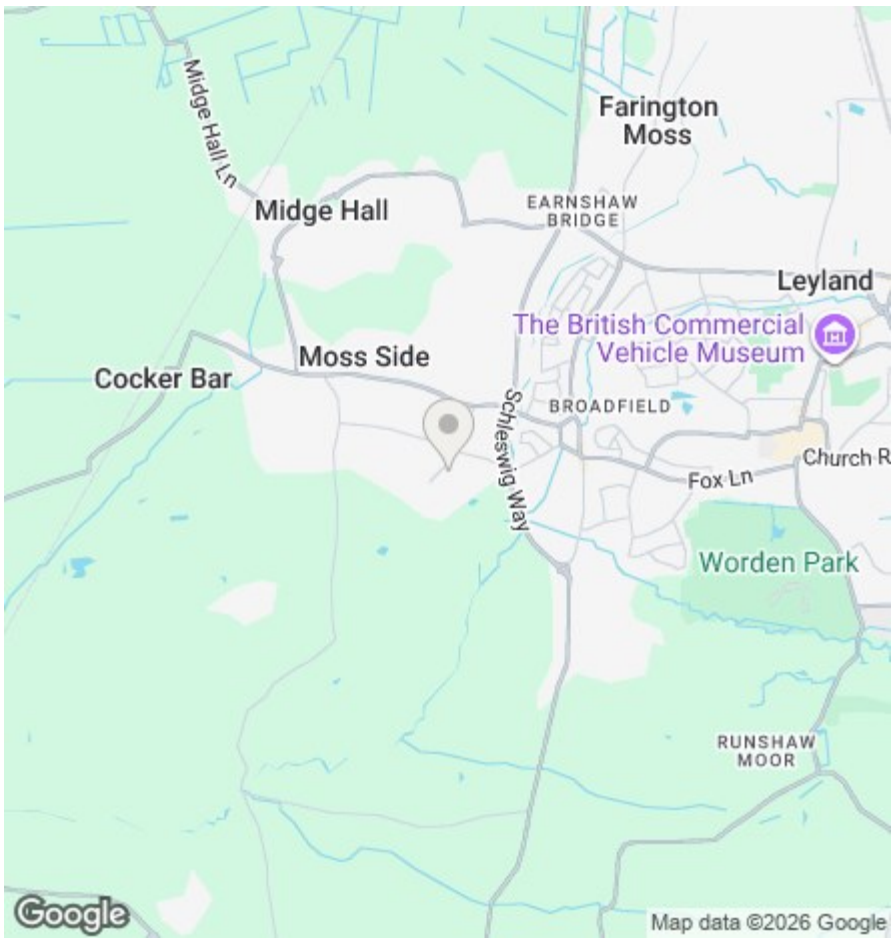
TOTAL FLOOR AREA : 1098 sq.ft. (102.0 sq.m.) approx.

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.







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