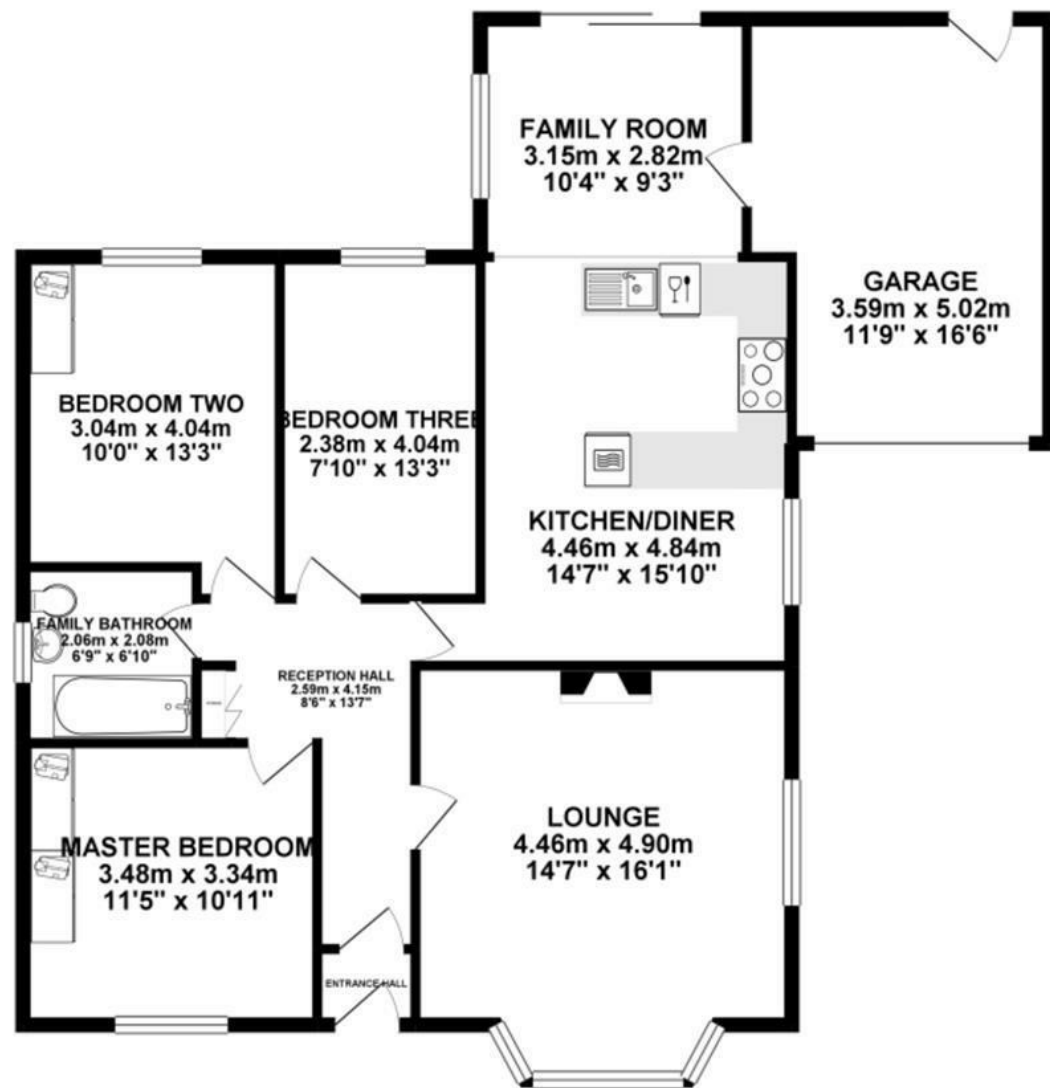


GROUND FLOOR 109.91 sq. m.  
( 1183.03 sq. ft. )



TOTAL FLOOR AREA : 109.91 sq. m. ( 1183.03 sq. ft. ) 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) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

BEN  ROSE



St. Andrews Close, Leyland

£349,950

Ben Rose Estate Agents are delighted to present to the market a rare opportunity to acquire this generously sized, three bedroom, detached bungalow set on a much sought after cul-de-sac in Leyland. The property is being presented with NO ONWARDS CHAIN and is ideally placed within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) whilst still enjoying the delights of the local Lancashire countryside and benefiting from excellent local schools, supermarkets and amenities. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall that then leads into the main reception hall. Here, you'll have access to the majority of rooms. This then leads into the spacious front lounge that features a traditional style fireplace and a bay fronted window bringing in ample natural light into the space. Moving back through the hall, you'll enter into the kitchen/diner which features an integrated induction hob, oven as well as space for other freestanding appliances. You'll also find space for a dining table here. Heading through the kitchen, you'll find the family room to the rear of here that is set in an open plan with the kitchen/diner. This is an ideal reception space away from the main lounge that gives access into the garage as well as sliding doors into the garden. The hall gives access into the three bedrooms in which all can fit double bedrooms. The master and bedroom two also benefit from fitted wardrobes. You'll also find the three piece family bathroom just off the hall with an over the bath shower.

Externally, to the front of the property is a driveway with space for up to three cars leading up to the single integrated garage. To the rear of the property is a generously sized garden that is primarily paved throughout - perfect for social occasions.

BEN  ROSE

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