BEN ROSE



Windsor Close, Leyland

Offers Over £325,000

Ben Rose Estate Agents are pleased to present to the market this spacious four-bedroom detached family home, tucked away on a quiet cul-de-sac in a popular residential area of Leyland. Perfect for families, the property offers well-proportioned accommodation across two floors, combining generous living spaces, modern amenities, and a private rear garden.

Leyland offers a wealth of everyday amenities, including supermarkets, independent shops, cafés, restaurants, and highly regarded schools. Nearby towns such as Chorley and Preston provide further shopping, leisure, and entertainment options, while Worden Park is just a short walk away. The property also benefits from excellent transport links, with Leyland railway station providing regular services towards Preston, Manchester, and Liverpool, alongside convenient access to the M6 and M61 motorways.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a convenient W.C. is located alongside the staircase leading to the upper level. From here, you will enter the spacious lounge, which features a central fireplace and beautiful bay window overlooking the front aspect. Double doors open through to the bright and spacious kitchen/diner, which spans the full width of the property. The modern fitted kitchen offers ample storage and features a charming breakfast bar with seating for two. It also boasts an impressive range of integrated appliances, including a microwave, coffee machine, and wine fridge, alongside a Rangemaster cooker and additional space for an American-style fridge-freezer. The dining area provides plenty of room for a large family dining table, with two sets of double patio doors opening directly onto the rear garden. Just off the kitchen is a convenient utility room, offering additional space for freestanding appliances and a single door leading out to the side of the property.

Moving upstairs, you will find four well-proportioned bedrooms, three of which are doubles. The master bedroom and bedroom three both benefit from integrated storage, while the master also boasts a private en-suite shower room. A three-piece family bathroom completes this level.

Externally, to the front is a private driveway providing off-road parking for multiple vehicles, alongside an up-and-over door giving access to the attached garage, which offers useful additional storage.

To the rear is a generously sized and secluded garden, featuring a lawn and flagged patio area, creating a lovely setting for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the space and features this family home has to offer.















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BOXING LEGEND
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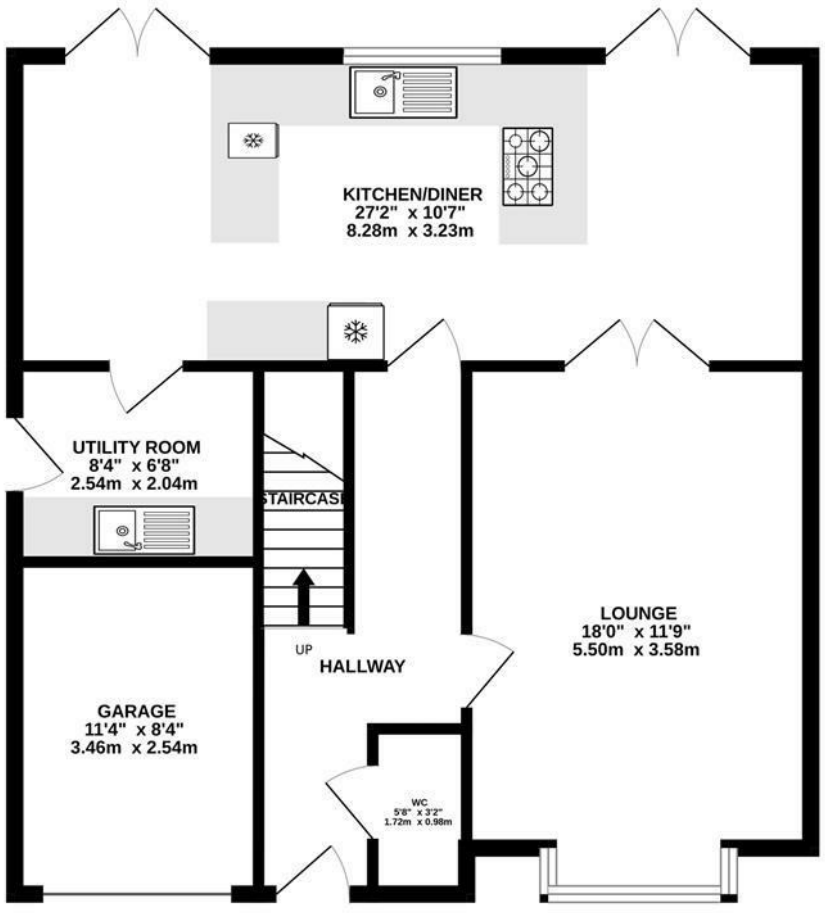




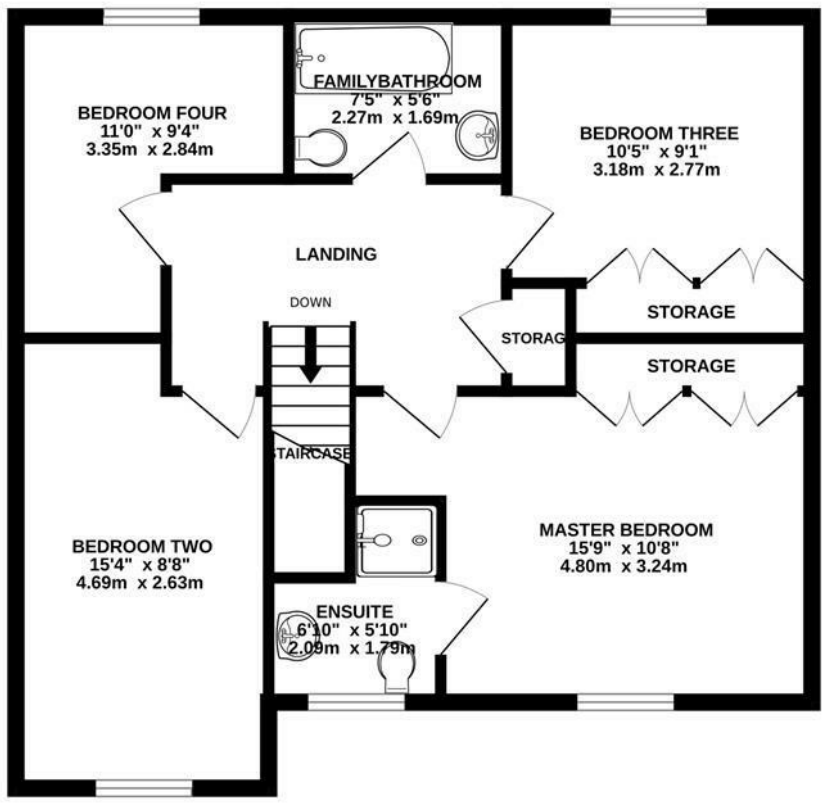
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GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



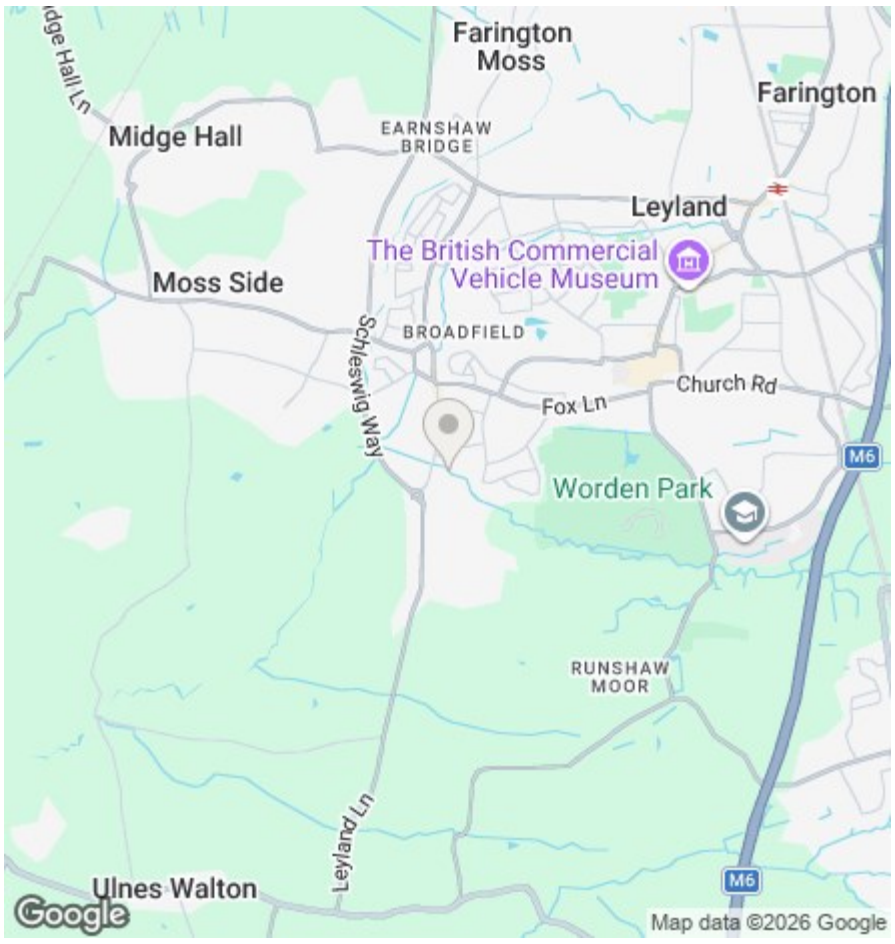
1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.

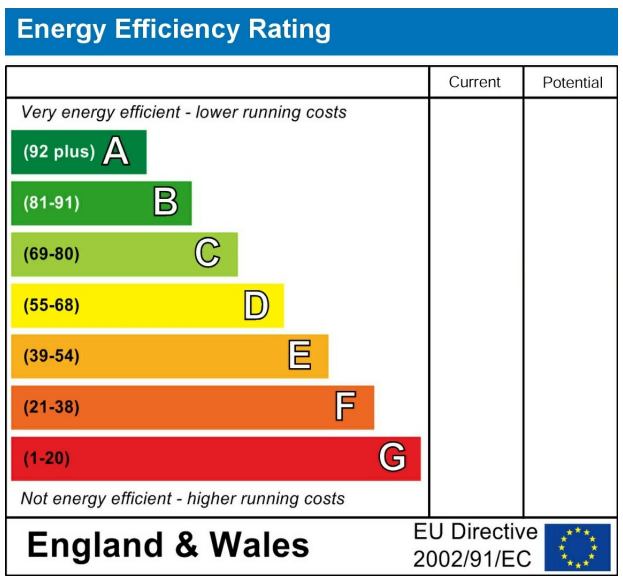


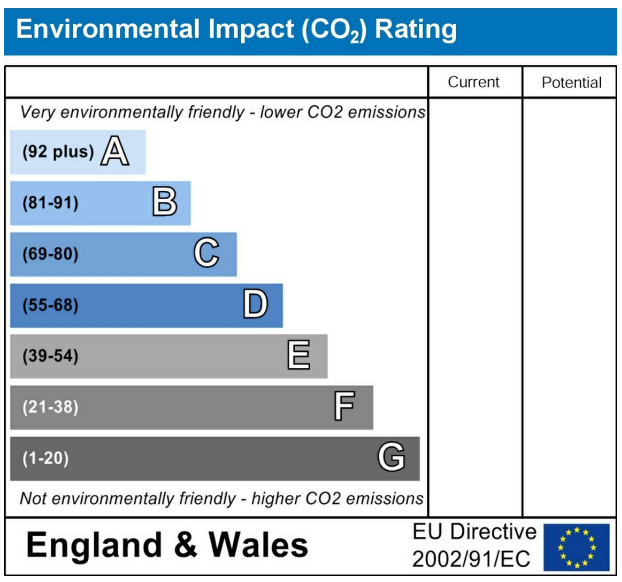
TOTAL FLOOR AREA : 1430 sq.ft. (132.9 sq.m.) approx.

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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