



Wray Crescent, Leyland

O.I.R.O £170,000

Ben Rose Estate Agents are delighted to bring to the market this charming, three-bedroom mid-terrace property, bursting with an abundance of indoor and outdoor space, nestled on rural Leyland/Chorley border. Offering a convenient location with easy access to surrounding villages of Croston, Eccleston, Heskin, and Mawdesley, it offers excellent schools, local shops, Gilson's garage, Wine Station and local store, the award winning Rose and Crown pub/restaurant and attractions such as Bygone Times, Heskin Hall and Cedar farm a short drive away.

The property is within commuting distance of all major northwest towns and cities via the M6 and M65 motorways are within easy access. This property presents an ideal opportunity for first time buyers eager to step onto the property ladder, and buyers looking to enjoy the delights of the local Lancashire countryside.

The home has a welcoming porch, leading to an inviting entrance hall. This area seamlessly connects to the open plan lounge at the rear, creating a warm, bright and spacious living area. The entrance hall provides access to the stairs, a convenient water closet, two generous storage cupboards, and a kitchen/dining room.

Situated at the front of the property, the kitchen/dining room is well-sized, featuring wall and base units including integrated, oven, microwave, dishwasher and a under counter fridge/freezer. There is ample room for freestanding appliances and a dining table, making it a welcome space for gatherings.

To the rear, this generous lounge welcomes you with the feature of a multi-fuel burner the perfect addition for cold winter days/nights. The property benefits from patio sliding doors to the extensive garden behind the property, letting in an abundance of light. There is also the addition of a designer vertical graphite grey radiator, to compliment the style of the house. Leading from the lounge is a single internal door door that takes you to a extension with French doors also with a designer grey vertical radiator leading into the rear garden this is currently used as a reading room, but could easily be used as a office, playroom or utility/mud room.

Upstairs the property has three bedrooms of considerable size, all rooms easily could accommodate double or king size beds. The master bedroom overlooking the front of the property, has a large built in wardrobe, and double radiator. The second bedroom overlooking the extensive garden has a double radiator, the third bedroom has built in storage and overlooks the rear garden also benefits from a large radiator.

The landing has two large storage areas, leading to the family bathroom, which benefits from a large 900x900 corner shower, fitted electric shower, wash basin and toilet. Heating is provided by a ladder towel radiator.

Outside the property has an enclosed, secure and extensive rear garden a mixture of paved areas, lawn, borders and allotments. The large double gates at the rear offer easy access to country lanes at the rear of the property.

Single Garage onsite, with up and over door.

The property benefits from gas central heating, multi fuel burner, new windows and front door all fitted 2022







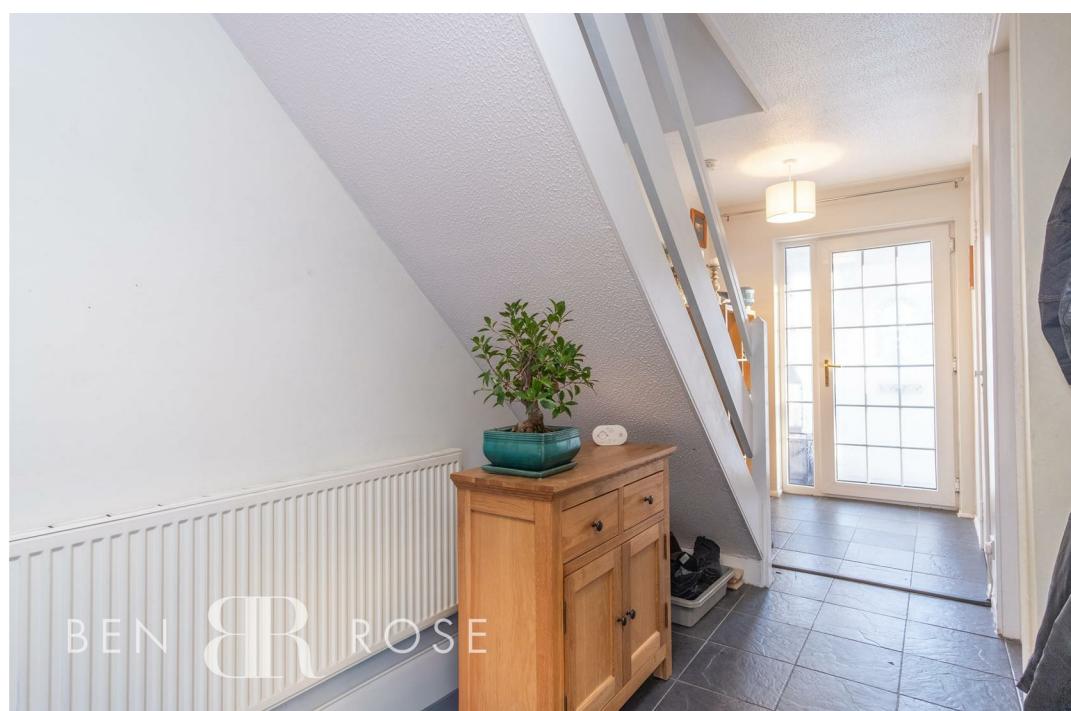


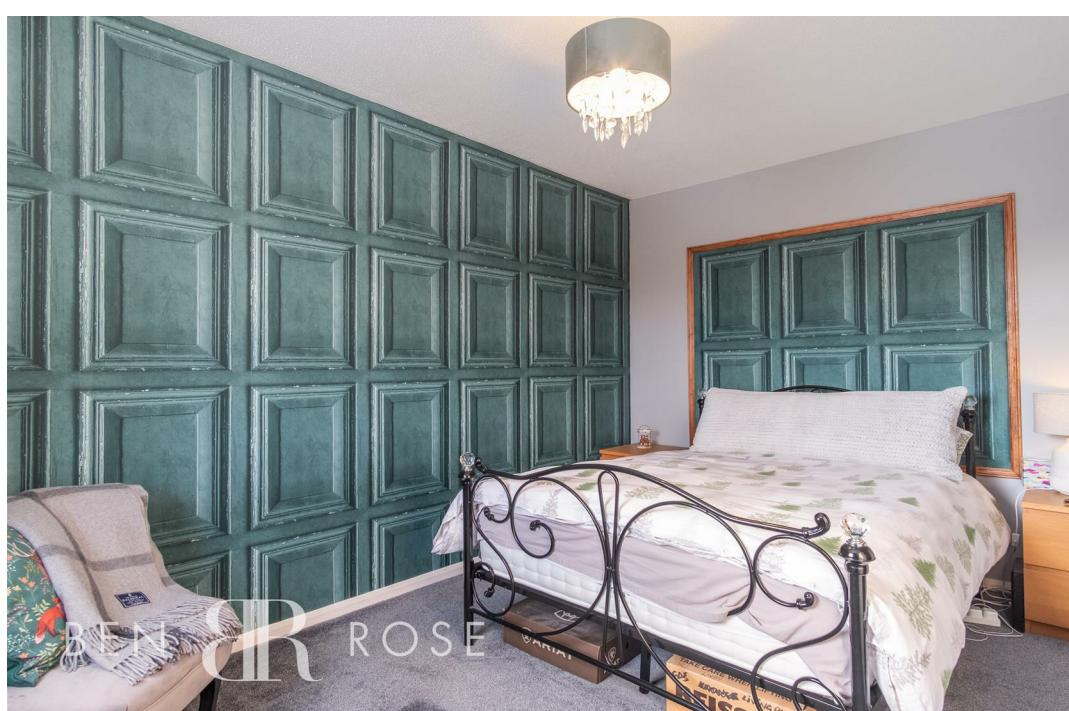
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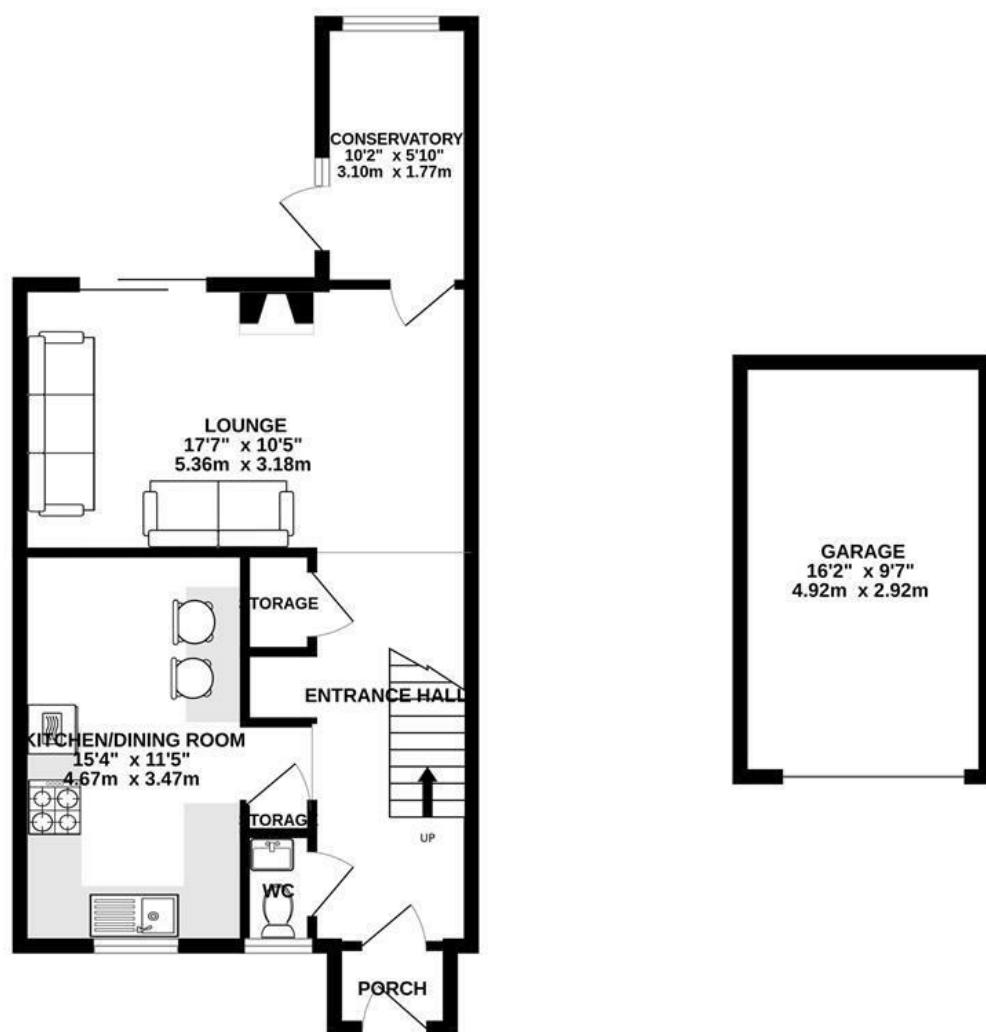
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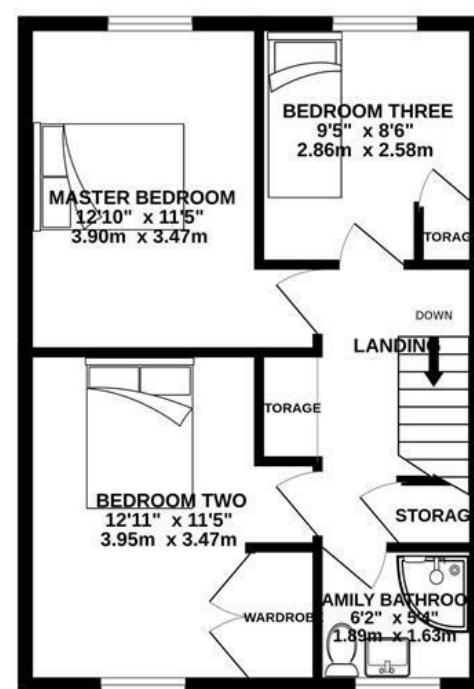


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GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

