BEN ROSE

Mardale Crescent, Leyland

Offers Over £220,000

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom semi-detached bungalow, ideally located in the heart of Leyland. Offered with no onward chain, this lovely home is perfect for those seeking a straightforward move and the convenience of single-storey living. Situated in a highly sought-after residential area, the property is within walking distance of Leyland town centre, benefiting from close proximity to excellent local schools, shops, and amenities. It also enjoys convenient access to major North West towns and cities via the nearby M6, M61, and M65 motorways.

Stepping into the property, you are welcomed into the entrance hallway, which provides access to the majority of the accommodation. Directly ahead is the spacious lounge, featuring a charming central fireplace and a large front-facing window that fills the room with natural light. Moving through the home, you will enter the open-plan kitchen/diner. The fitted kitchen offers ample storage and includes integrated appliances such as a fridge, freezer, oven, hob, and microwave. The dining area provides plenty of space for a family dining table and benefits from convenient built-in storage.

From the kitchen, there is access to the bright and airy conservatory at the rear, which offers a versatile additional living space with a single door leading out to the garden. A separate door also provides integral access to the attached garage.

Moving back through the home, you will find two well-proportioned bedrooms, both benefiting from fitted storage. Completing the internal accommodation is a modern three-piece bathroom, fitted with a walk-in bath incorporating a shower.

The property further benefits from a recently installed boiler, newly fitted carpets throughout, and up-to-date gas and electrical certification.

Externally, the front of the property features a low-maintenance loose stone garden alongside a private driveway providing off-road parking for two vehicles and access to the attached garage. The double-length garage is equipped with power, lighting, and an electric up-and-over door, making it ideal for additional storage or workshop space.

To the rear is a well maintained, south-facing garden featuring a spacious patio, creating the perfect space for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.

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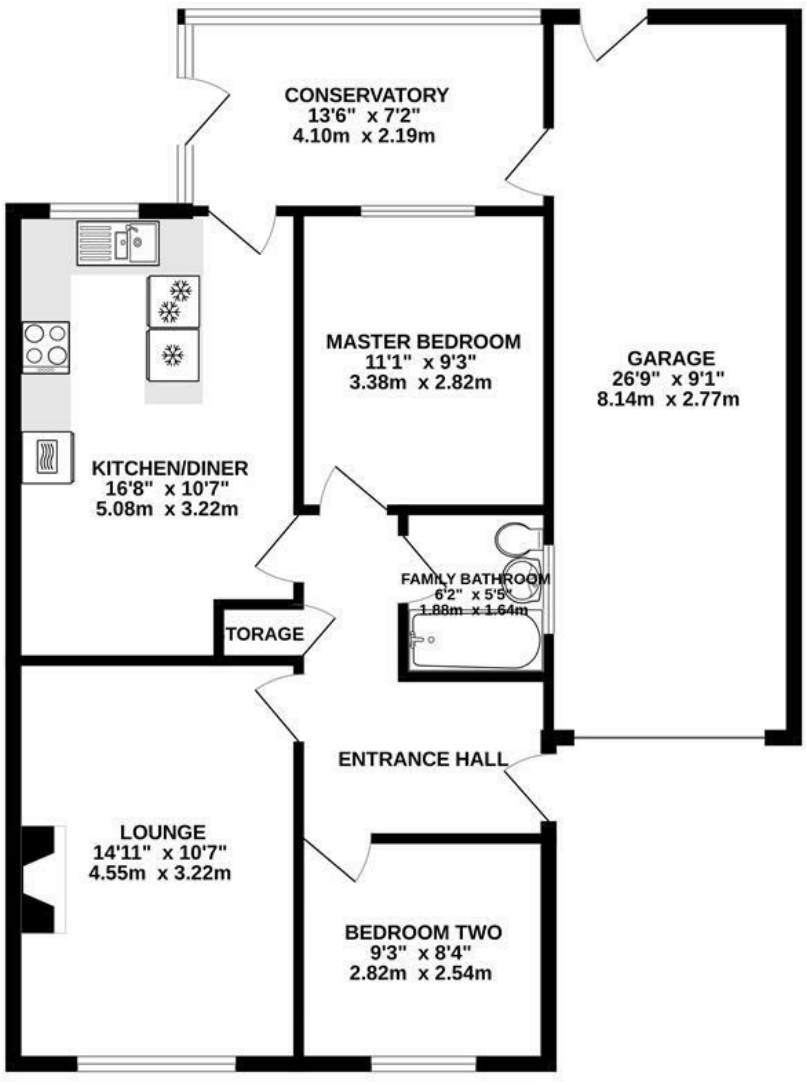
GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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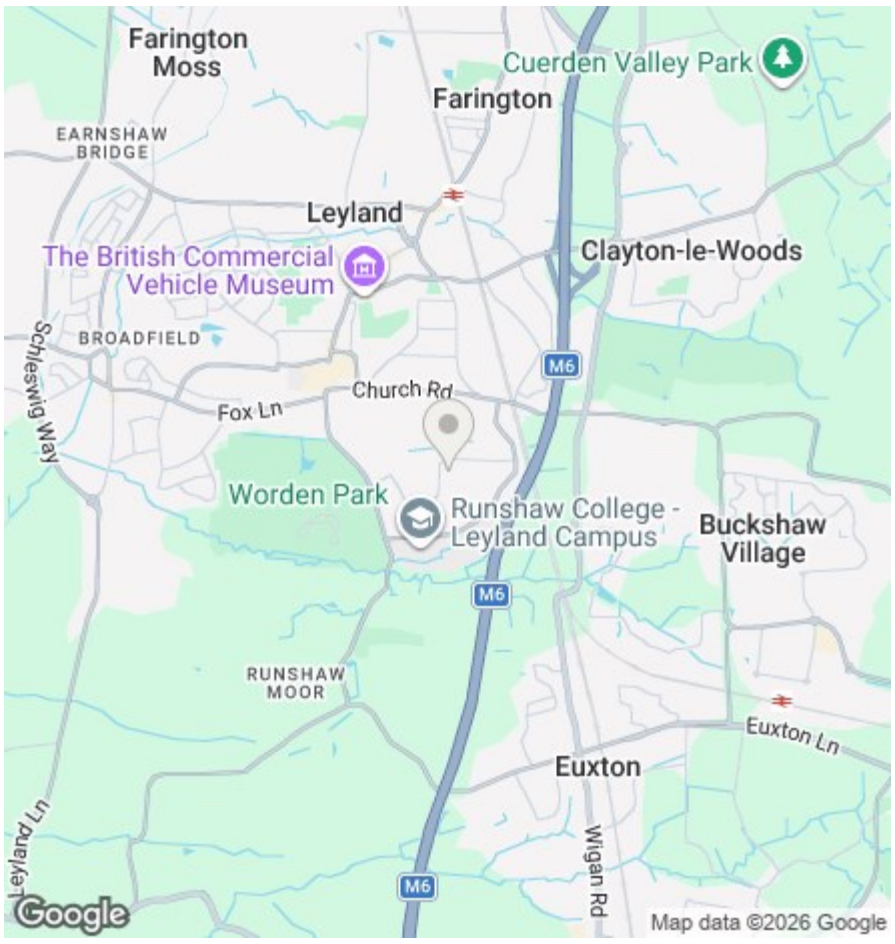
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements 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		86
(69-80) C		
(55-68) D	59	
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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