BEN ROSE



Marshalls Brow, Leyland **Offers Over £290,000**

Ben Rose Estate Agents are pleased to present to market this attractive four-bedroom town house, situated within a desirable and quiet residential cul-de-sac in Leyland. Offering spacious accommodation arranged over three floors, the property provides a versatile and well-planned family home with generous living areas, four bedrooms, two en suites and excellent storage. With a private rear garden, driveway parking and an integral garage, this is a well-rounded home that offers both practical family living and plenty of space to grow into.

The ground floor welcomes you into a spacious reception hall, with a convenient WC and access to the principal living areas. The front lounge is a comfortable and inviting space, featuring a fireplace and useful under-stair storage, whilst the modern kitchen/diner provides an excellent social and family space. The kitchen is fitted with a range of integrated appliances, including a dishwasher, fridge and freezer, hob and oven, with ample room within the dining area for a family-sized table. French doors provide a pleasant connection to the rear garden, making this an ideal space for everyday family life and entertaining.

To the first floor, there are three well-proportioned bedrooms, providing excellent flexibility for a growing family, guests or home working. Bedroom two benefits from its own three-piece en suite shower room, whilst the remaining bedrooms are served by the family bathroom, which is also fitted with a three-piece suite.

The second floor is dedicated largely to the impressive master bedroom, creating a private retreat away from the remainder of the accommodation. The bedroom benefits from a large walk-in wardrobe and its own en suite wet room, providing a particularly practical and comfortable principal bedroom suite.

Externally, the property benefits from a driveway providing parking for two vehicles, leading to the single integral garage. To the rear is a secluded and predominantly lawned garden, complemented by a gravelled patio area which provides a pleasant setting for outdoor seating and entertaining. The combination of generous internal accommodation, private outdoor space and a sought-after cul-de-sac position makes this an excellent family home that warrants an early viewing.





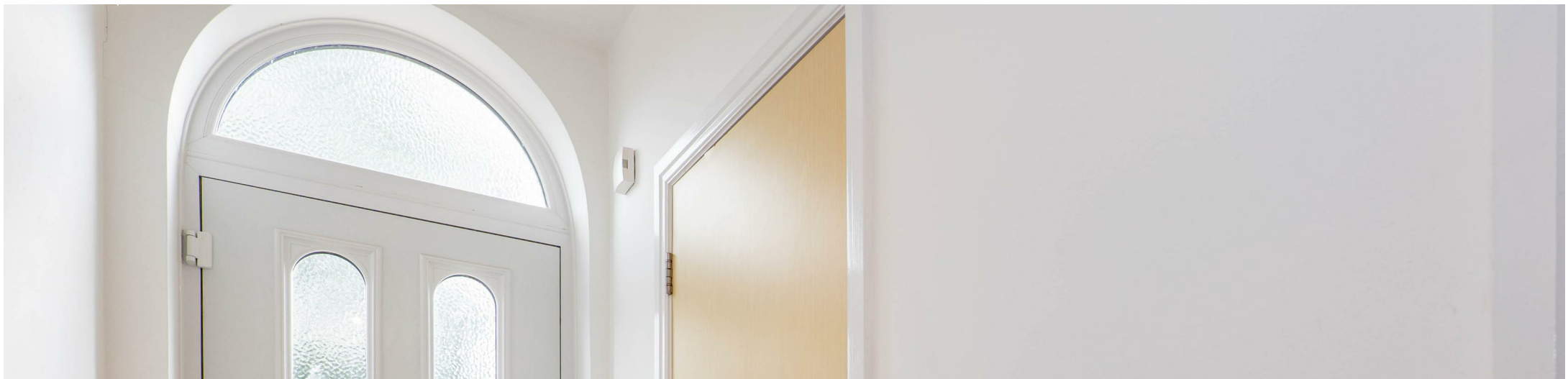
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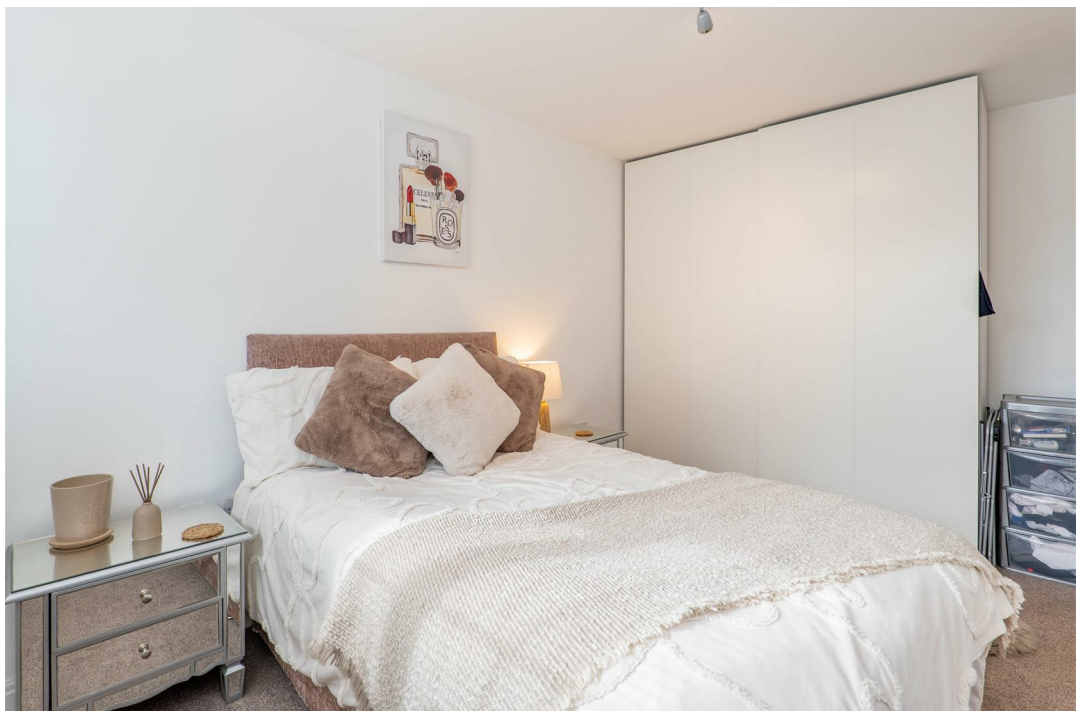














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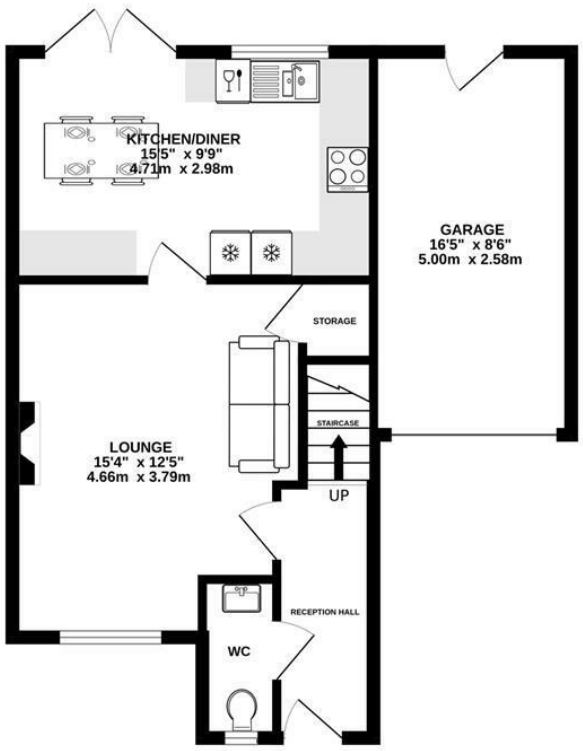




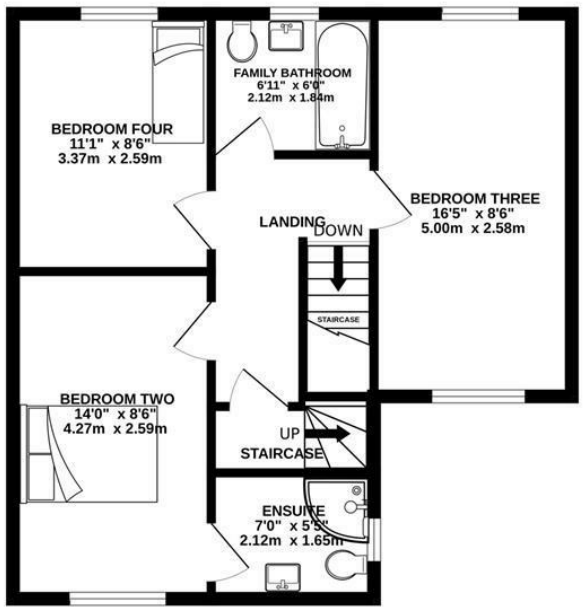


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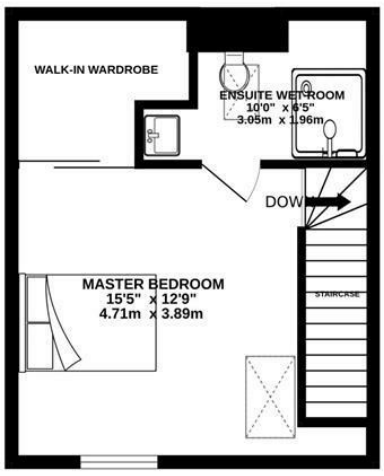
GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



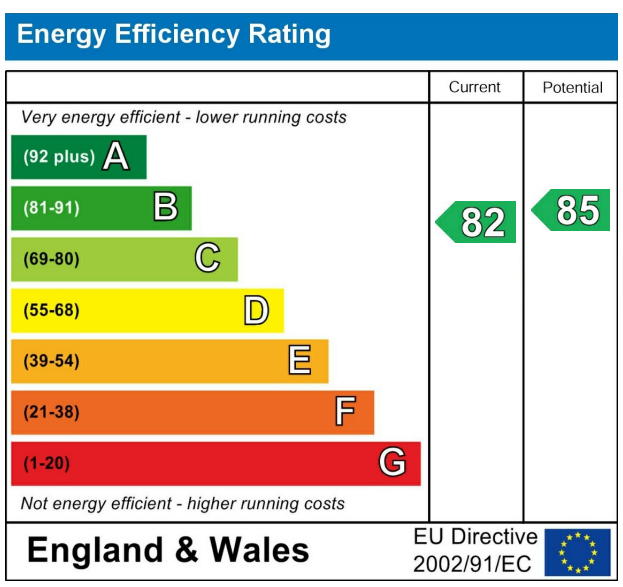
2ND FLOOR
291 sq.ft. (27.0 sq.m.) approx.

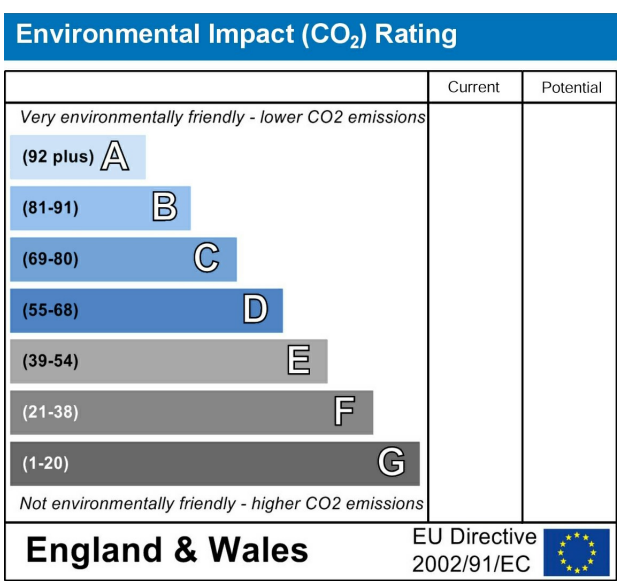


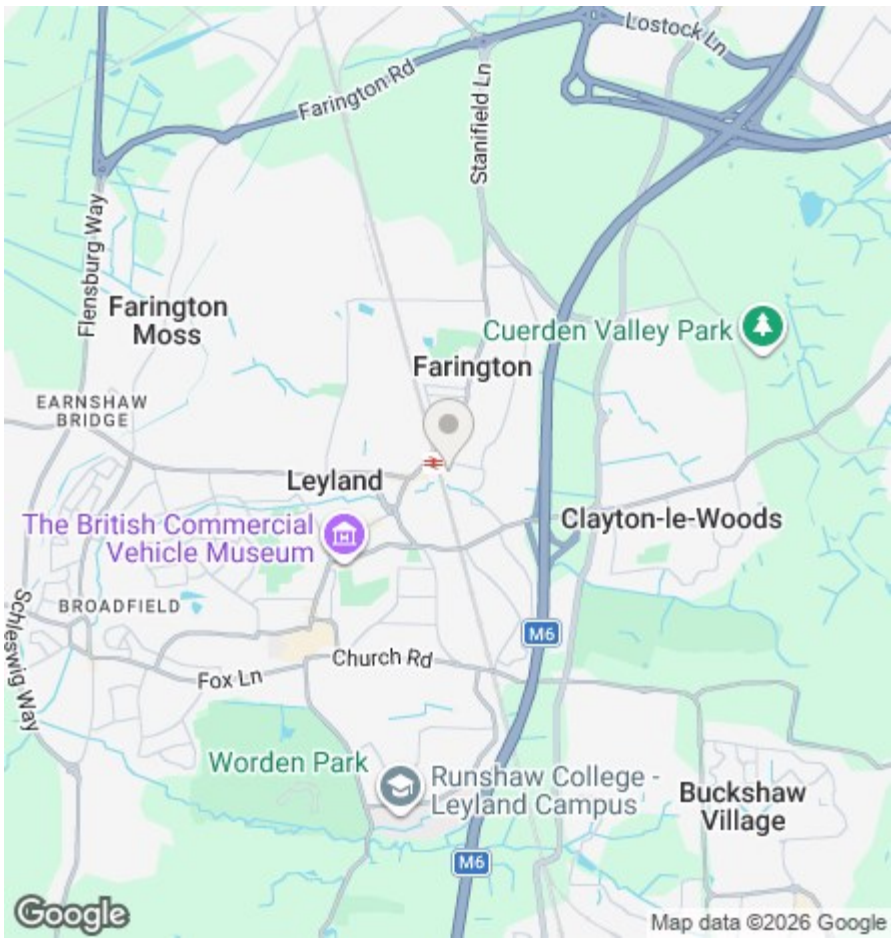
TOTAL FLOOR AREA : 1372 sq.ft. (127.4 sq.m.) approx.

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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