



## Cherrywood Close, Leyland

**Offers Over £250,000**

Ben Rose Estate Agents are pleased to present to market this extended four-bedroom semi-detached property, ideally positioned within a quiet cul-de-sac in the sought-after area of Leyland. This spacious and versatile home has been thoughtfully enhanced, including a garage conversion, making it perfectly suited for families and couples alike. The property benefits from excellent travel links, with convenient access to the M6 motorway, M61 motorway and M65 motorway, as well as a reliable rail service from Leyland offering routes to Preston, Manchester and Liverpool. The home is also just a short distance from Leyland town centre, providing a wide range of shops, restaurants, pubs and well-regarded schools.

Upon entering, you are welcomed by an entrance porch leading into a spacious lounge situated to the front of the home, offering a comfortable and inviting living space. Moving through, you'll find a dining room that seamlessly flows into a large conservatory, complete with French doors opening out to the garden, creating an ideal setting for entertaining. The extended modern kitchen is accessed from the dining room and boasts integrated appliances including a fridge/freezer, oven and five-ring electric hob. The ground floor also benefits from a versatile sitting room, created from the garage conversion, along with a useful storage room. Underfloor heating to the lounge, dining room and conservatory.

To the first floor, the property offers four well-proportioned double bedrooms. The master bedroom features fitted wardrobes and a private ensuite shower room. Bedroom two is a generous double and benefits from stairs leading up to an attic space, providing additional flexibility. Bedrooms three and four are also comfortable doubles, all served by a modern three-piece shower room.

Externally, the property offers a small front garden with a driveway providing parking for up to two vehicles. To the rear is a large, high-fenced garden featuring a composite decking area, paved sections and a covered space housing a hot tub, alongside a masonry BBQ area—perfect for outdoor entertaining, also a sits garden on the side of the property. This impressive home combines space, style and location, making it an excellent opportunity not to be missed.









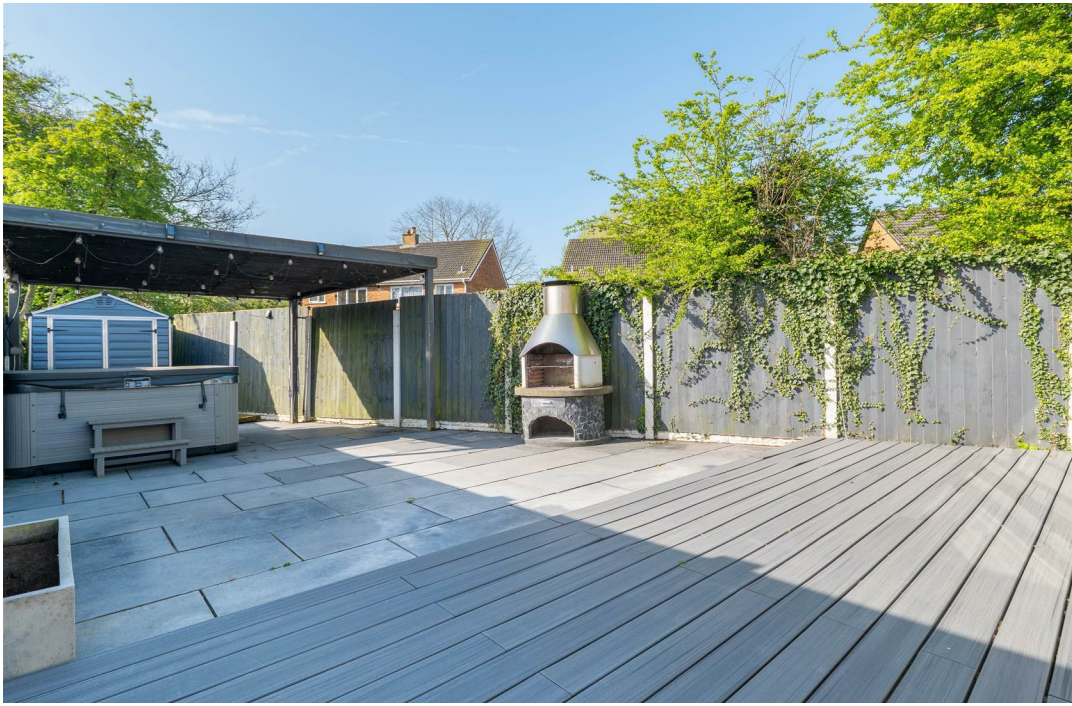




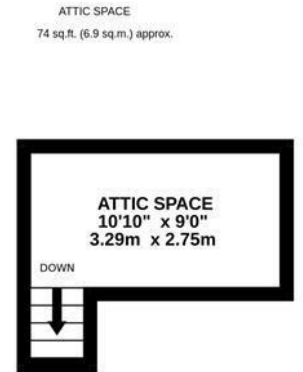
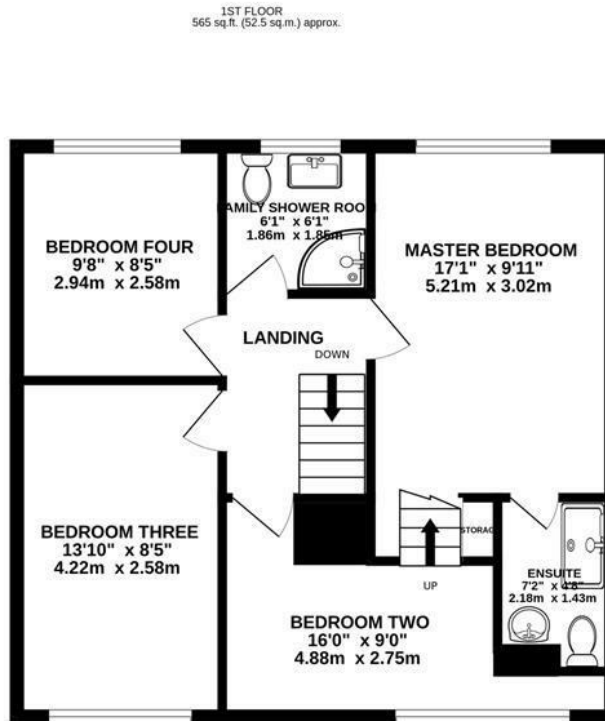
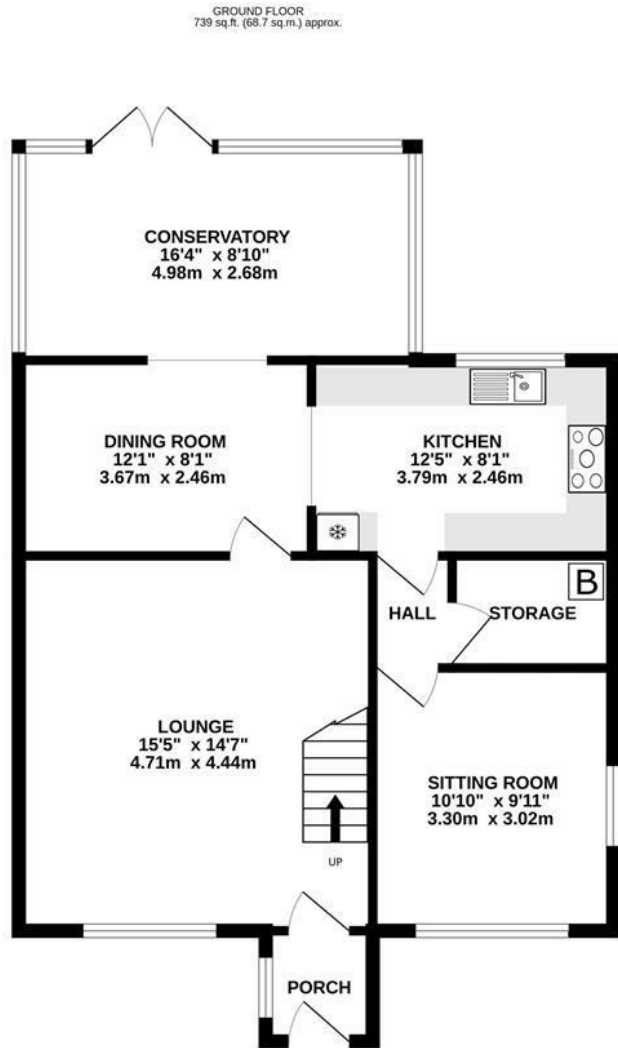








# BEN ROSE

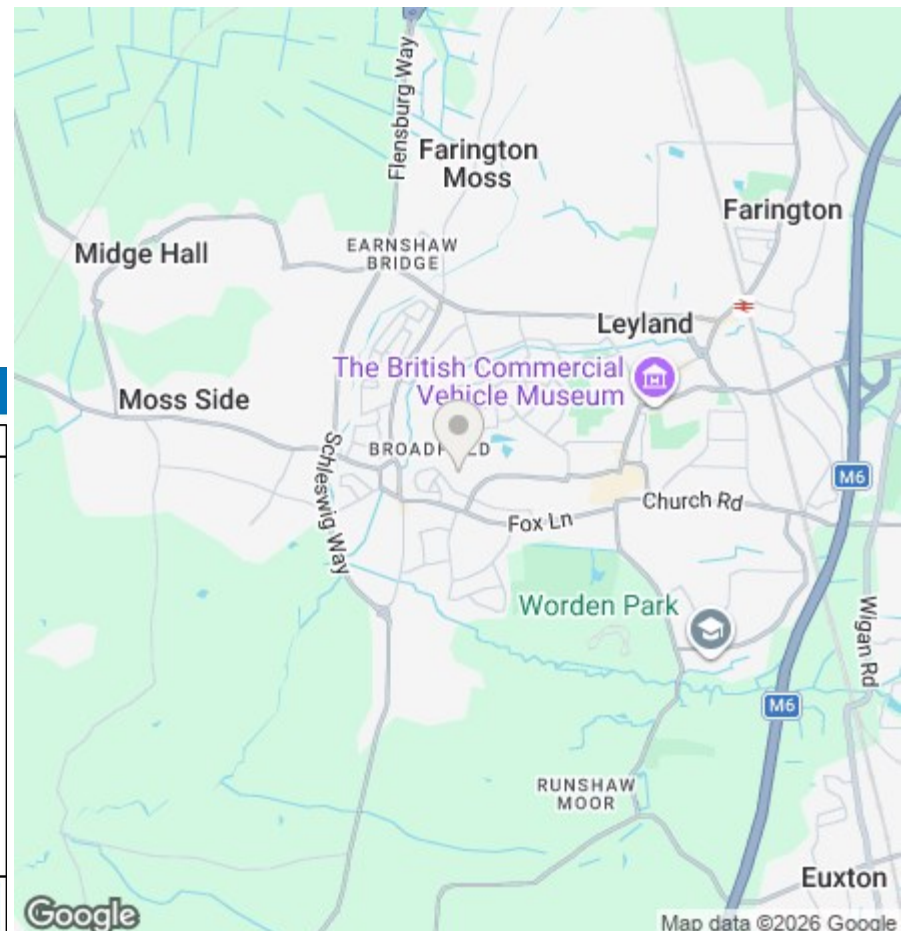


TOTAL FLOOR AREA: 1378 sq.ft. (128.0 sq.m.) approx.

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