



## Foundry Close, Leyland

Offers Over £260,000

Ben Rose Estate Agents are delighted to present to the market this beautifully presented, three-bedroom detached home, situated on a highly sought-after residential development in Leyland. Ideally suited for families, this property enjoys a prime location just a two-minute drive from Leyland town centre, offering access to excellent local schools, shops, and amenities, as well as superb transport links via the nearby M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Internally, the property briefly comprises of a welcoming entrance porch that opens into a spacious, open-plan lounge and dining room. This bright and modern space is ideal for family living, with double patio doors that provide direct access to the rear garden. Adjacent to the dining area is the contemporary fitted kitchen, featuring integrated appliances including an oven, hob, and dishwasher, along with additional space for freestanding appliances. A convenient utility room, located off the lounge/diner, offers additional storage and space for freestanding appliances, along with integral access to the garage. A practical downstairs WC is also located on this level.

Upstairs, there are three well-proportioned bedrooms, including a generous master bedroom benefiting from a stylish three-piece ensuite with a walk-in shower. A modern three-piece family completes this level.

Externally, to the front, the property boasts a private driveway with space for two vehicles, leading to the integrated single garage. To the rear is a generously sized, private garden featuring a low-maintenance flagged patio, raised beds, and a lawned area—ideal for entertaining and outdoor dining.





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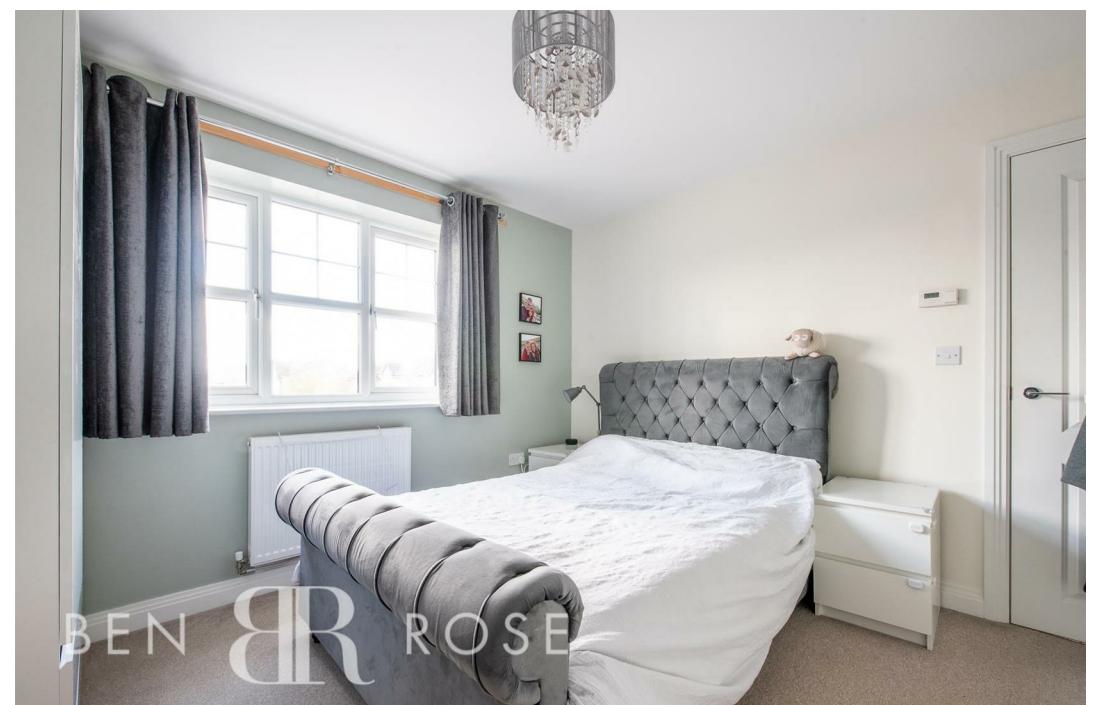
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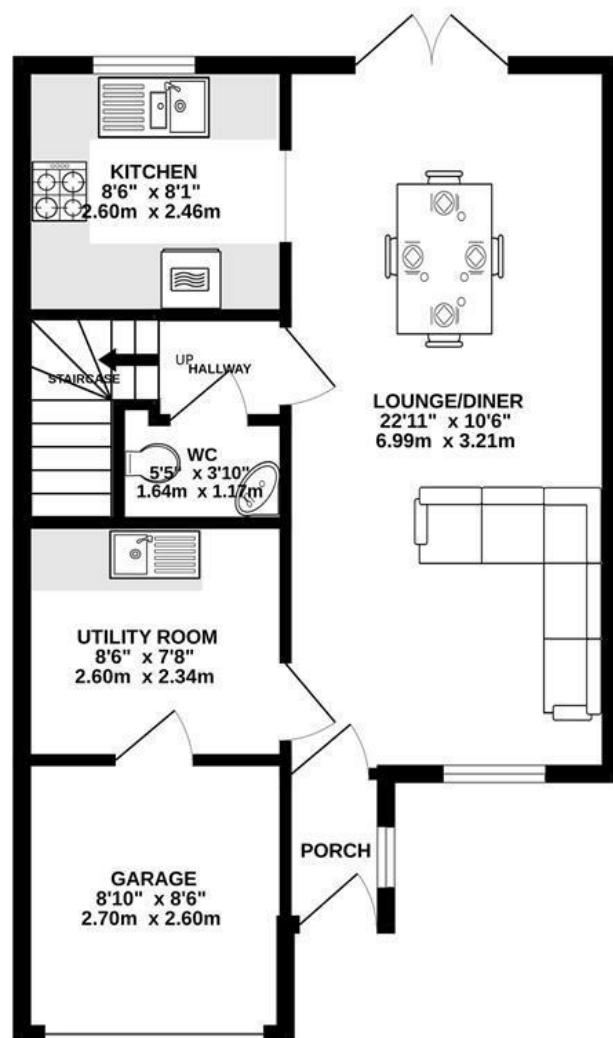




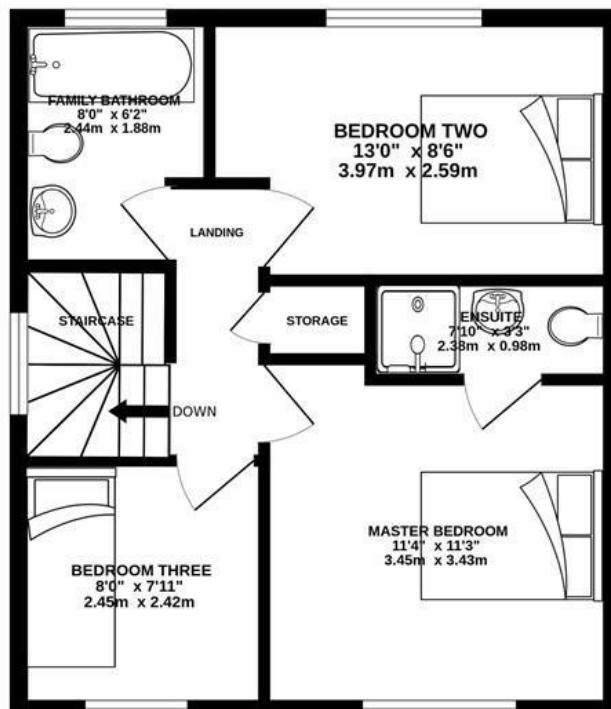


# BEN ROSE

GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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