BEN ROSE



St. James Gardens, Leyland

Offers Over £220,000

Ben Rose Estate Agents are pleased to present to market this beautifully refurbished three bedroom semi-detached family home, offering stylish and spacious accommodation arranged over two floors and finished to a high standard throughout. Having undergone a comprehensive programme of refurbishment, the property combines the character and proportions of a traditional family home with a fresh, contemporary finish, including new carpets, light fittings, kitchen, oak doors, bathrooms, electric fire and full redecoration throughout. Situated in the popular town of Leyland, the property is ideally positioned for families, with a wide range of everyday amenities, shops, cafés and leisure facilities close by, whilst excellent transport links provide convenient access towards Preston, Chorley and beyond. Leyland railway station offers rail connections for commuters, whilst regular bus services operate through the town. The M6 is readily accessible via Junction 28, providing excellent links across Lancashire and towards Manchester and Liverpool. Families will also appreciate the proximity of attractions such as Worden Park, which offers over 60 hectares of parkland, woodland, playing fields, a children's playground, café, model railway and other family-friendly facilities. (South Ribble)

Stepping inside, the welcoming reception hall immediately creates a bright and inviting first impression, with the staircase positioned off the hall and doors leading naturally through to the principal living spaces. To the left is the spacious front lounge, where a large bay-fronted window overlooks the front garden and allows plenty of natural light into the room. A contemporary remote-controlled electric fire provides an attractive focal point, while a door leads through into the kitchen. To the right of the hall is a convenient two-piece downstairs WC, ideal for busy family life. Continuing ahead, the generous dining room provides ample space for family meals and entertaining, with a window overlooking the rear garden and double doors opening directly into the kitchen. The modern fitted kitchen has been newly installed as part of the refurbishment and benefits from a range of integrated appliances, with a window overlooking the rear garden and an external door providing direct access outside. A further door leads back through to the lounge, creating a practical flow between the principal ground-floor rooms.

Ascending to the first floor, the property offers three well-proportioned bedrooms alongside the family bathroom. The impressive master bedroom is positioned to the front of the property and features a large dormer window overlooking the front garden, creating a bright and spacious principal bedroom. Bedroom two is situated to the rear and benefits from two pitched Velux windows, whilst bedroom three also enjoys a rear-facing pitched Velux window. Completing the first floor is the three-piece family bathroom, which has been newly fitted as part of the refurbishment and includes a shower bath with an overhead shower, alongside the WC and wash hand basin.

Externally, the property is approached via a generous driveway providing off-road parking for up to three cars and leading towards the detached garage, whilst gated access provides a practical route through to the rear garden. The front garden is laid mainly to lawn and complemented by mature bushes and trees, creating an attractive approach to the home. To the rear is a fully enclosed lawned garden, offering a private and versatile outdoor space for children to play, families to relax and for outdoor entertaining during the warmer months. Mature bushes and trees add a good degree of greenery and privacy, whilst a flagged patio extends across the rear of the property, providing an ideal seating and entertaining area. Overall, this impressive home has been comprehensively refurbished throughout and offers an excellent blend of modern style, generous living accommodation, useful outdoor space and superb family-friendly positioning, making it a particularly appealing choice for those looking for a ready-to-move-into home in Leyland.

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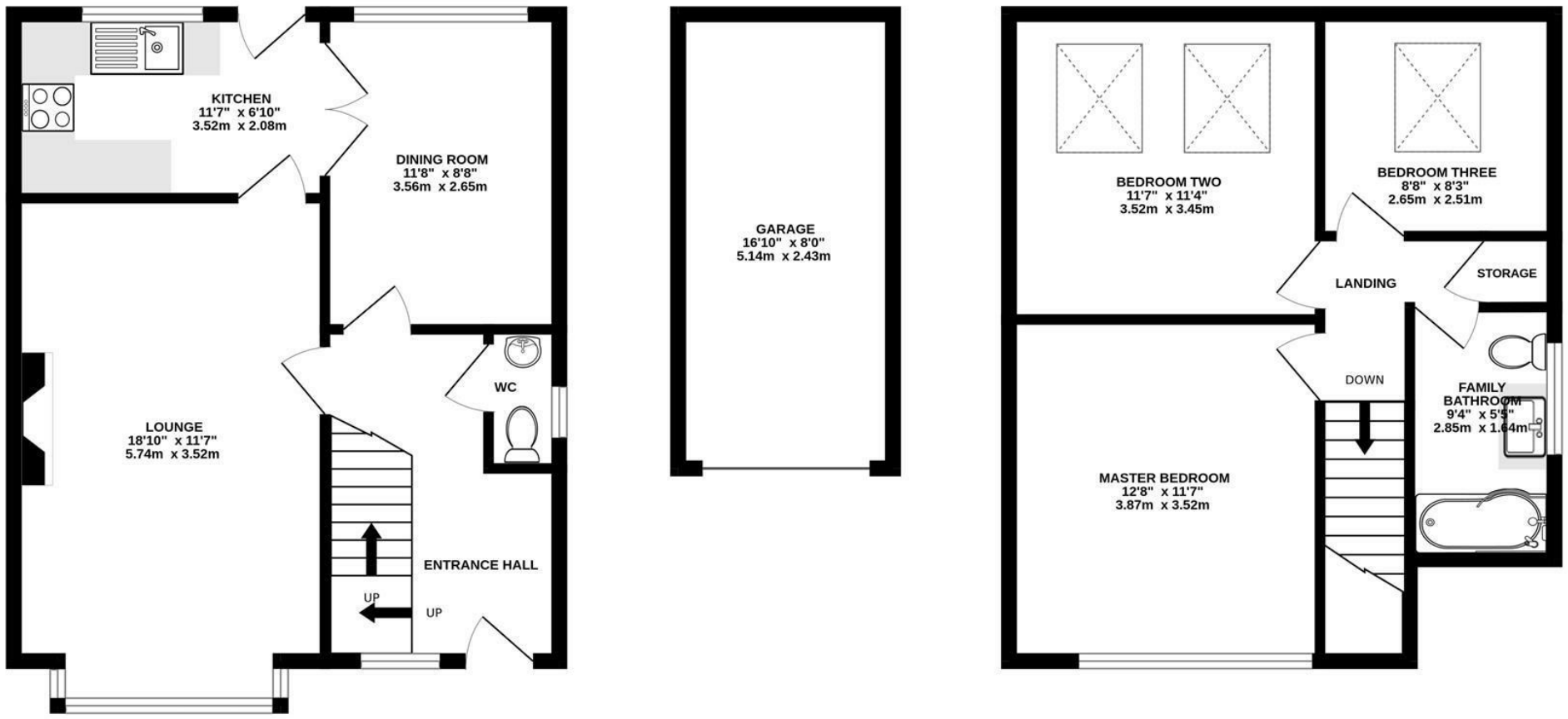


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GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.

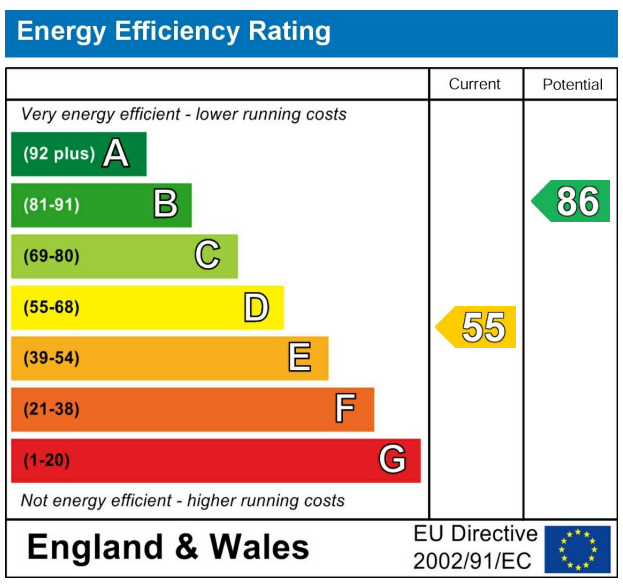
1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.

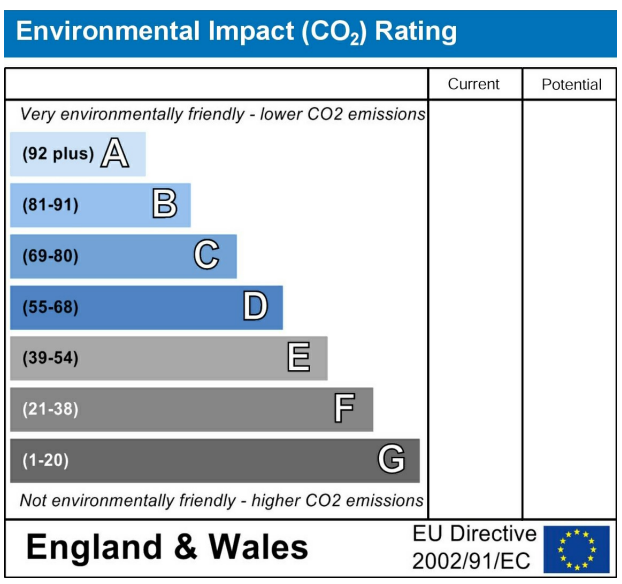


TOTAL FLOOR AREA : 1094 sq.ft. (101.7 sq.m.) approx.

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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