



## Stonecroft Road, Leyland

£200,000

Ben Rose Estate Agents are pleased to present to market this beautifully decorated semi-detached home, ideal for families and couples seeking versatile living space in a sought-after area of Leyland. The property offers well-proportioned accommodation throughout and is conveniently located close to Leyland town centre, providing a wide selection of local shops, bars, restaurants, pubs and reputable schools. The area benefits from excellent travel links, including a rail service with routes to Preston, Manchester and Liverpool, alongside superb bus connections to Chorley and surrounding areas. There is also easy access to the M6, M61 and M65 motorways, making this an ideal location for commuters.

Upon entering the property, you are welcomed into the entrance hall which provides access to the principal ground floor rooms. The spacious lounge, located just off the hall, offers a bright and comfortable setting for relaxing. Also off the hall is bedroom three, created through a garage conversion, providing flexible accommodation suitable for guests, a home office or additional living space. To the rear, the impressive full-width kitchen/dining room features a modern fitted kitchen with ample storage and generous dining space, while a separate utility room offers further practicality and direct access to the garden.

To the first floor, the large master bedroom is a generous double, complemented by a second well-proportioned double bedroom. A contemporary three-piece family bathroom completes the first floor, finished to a modern standard.

Externally, the property benefits from a driveway providing off-road parking for one vehicle. The rear garden features a large paved patio, well-maintained lawn and attractive slate borders, along with a covered wooden seating area, creating an excellent outdoor space to relax or entertain, making this a wonderful home.













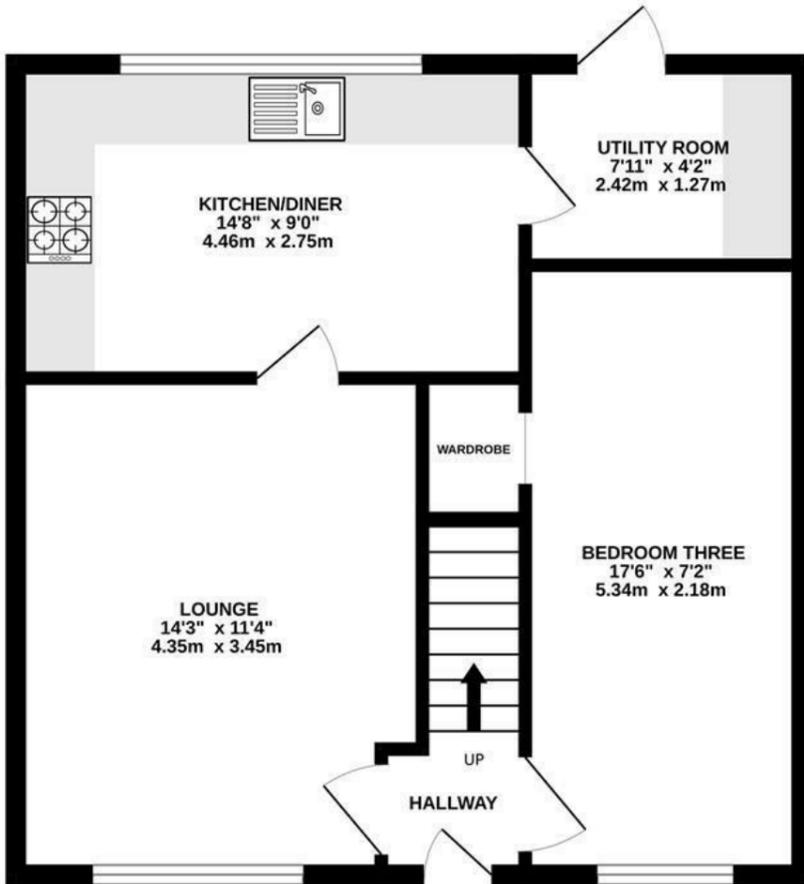




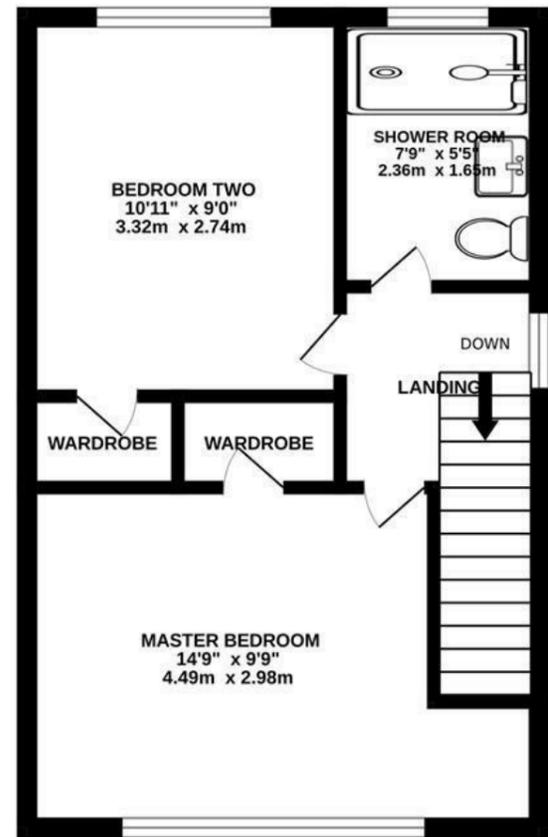




GROUND FLOOR  
526 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.

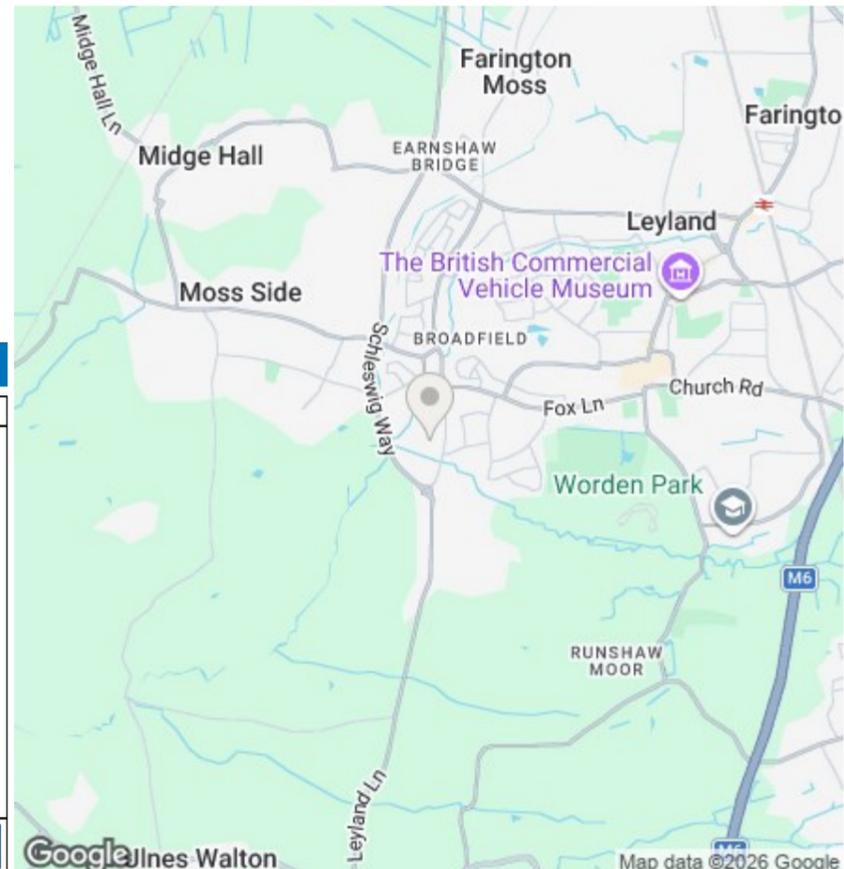


TOTAL FLOOR AREA : 868 sq.ft. (80.7 sq.m.) approx.

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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	