

TOTAL FLOOR AREA : 65.57 sq. m. (705.82 sq. ft.) 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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Stoney Holt, Leyland

Offers Over £200,000

Ben Rose Estate Agents are pleased to present to market this lovely three bedroom detached property on a much sought after street in Leyland. This would make an ideal family home with spacious rooms throughout and excellent garden space. The property is located near to Leyland town centre and its superb local schools, shops and amenities with fantastic travel links via Leyland train station and the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall with integrated storage leading through to the spacious lounge with feature fireplace and large front-facing window letting ample light into the area. From here you'll enter into the modern kitchen/dining area with integral wall and base units, complimentary worktops, and space for freestanding appliances. You'll also find enough space for a family dining table and external sliding door access to the rear.

Moving upstairs, you'll find three good-sized bedrooms with the master benefitting from integrated wardrobes and bedroom two featuring integrated storage space. You will also find the all white three piece family bathroom on this floor with overhead shower.

Externally, to the front of the property is an extensive driveway for multiple vehicles leading to a detached garage. To the rear is a secluded garden area with patio for outdoor furniture and space for potted plants/shrubberies.

The room dimensions of all our properties can be found on the floor plan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice



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
	85
56	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

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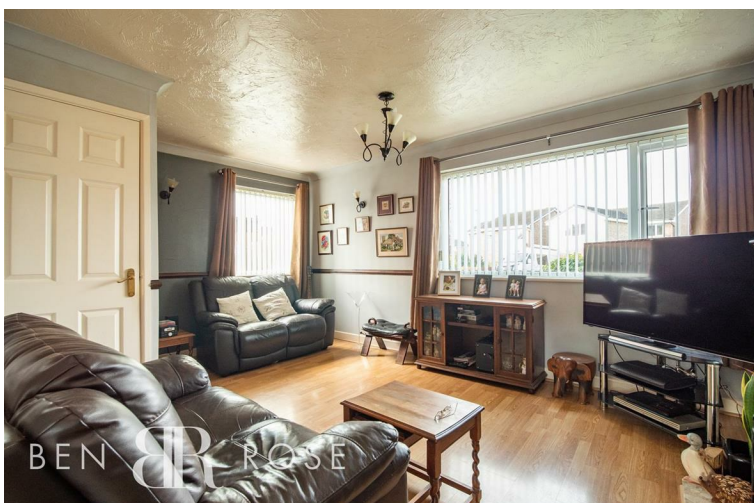
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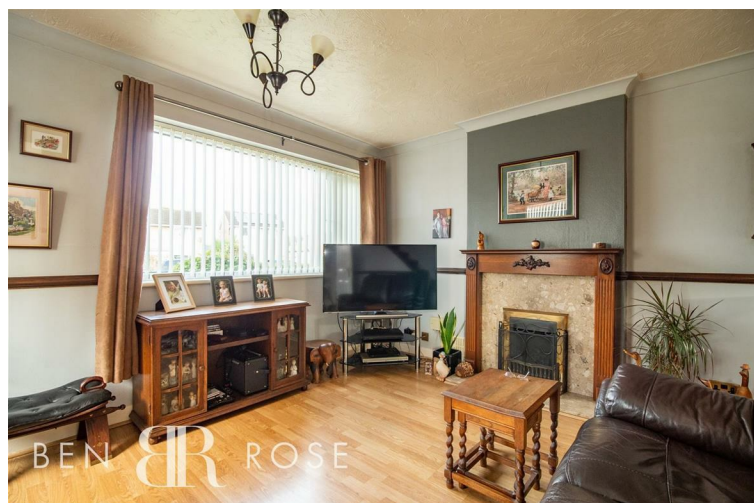
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