



Edgehill Crescent, Leyland

Offers Over £170,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented and extended two-bedroom semi-detached property, located in the sought-after area of Leyland. Ideally suited to first-time buyers or couples, the home offers a high standard of living throughout. Situated in a peaceful residential setting, the property provides excellent access to a wide range of local amenities including shops, schools, and everyday conveniences. Fantastic travel links are also available via Leyland train station, regular bus routes, and the nearby M6 and M61 motorways, making this an ideal choice for commuters.

Stepping into the property through the welcoming entrance porch, you will find yourself in the hallway where a staircase leads to the upper level. On the left, you will enter the spacious lounge which features a beautiful bay window overlooking the front aspect. From here, you will move through into the open plan kitchen/diner/family room. The contemporary fitted kitchen offers ample storage with an integrated oven and breakfast bar seating. The family space provides plenty of room for a dining table or can be utilised as an additional sitting area, with patio doors opening onto the rear garden.

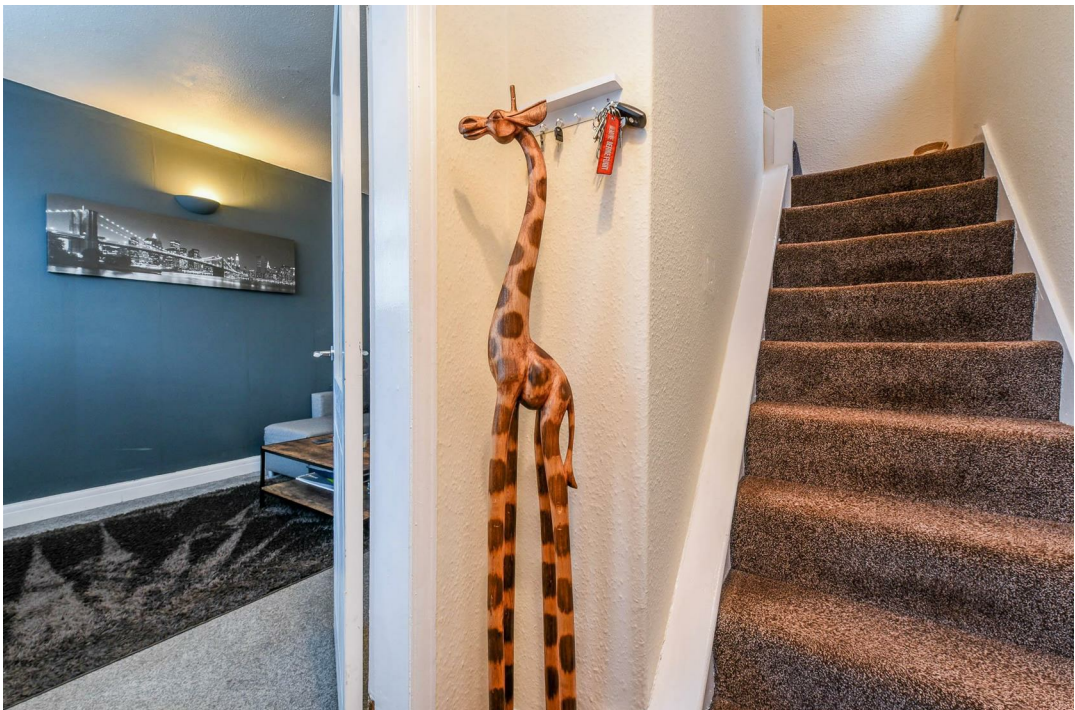
Moving upstairs, you will find two well-proportioned double bedrooms along with the three-piece family bathroom with an over-the-bath shower.

Externally, to the front of the property is a private driveway providing off-road parking for one vehicle. To the rear is a generously sized garden consisting of a lawn and flagged patio area, offering excellent seclusion from the established bordering hedges.

Early viewing is highly recommended to avoid potential disappointment.







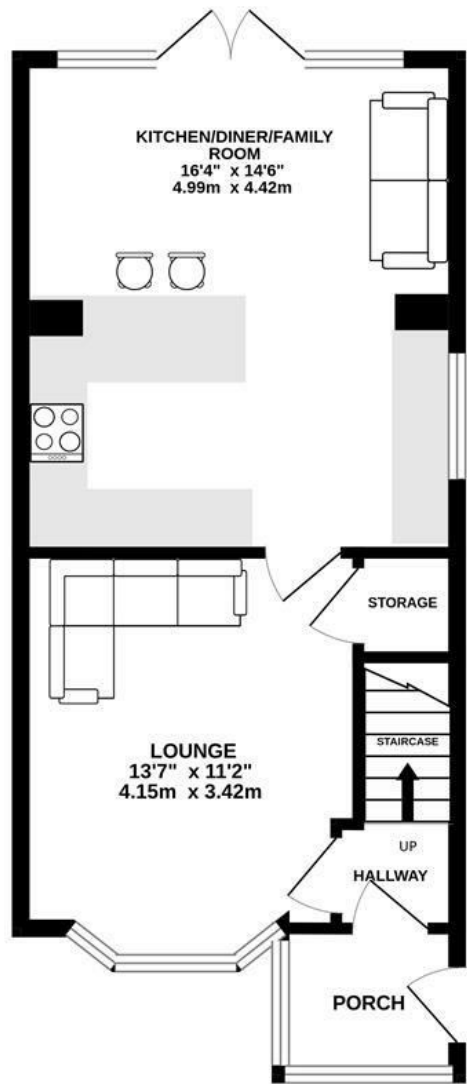




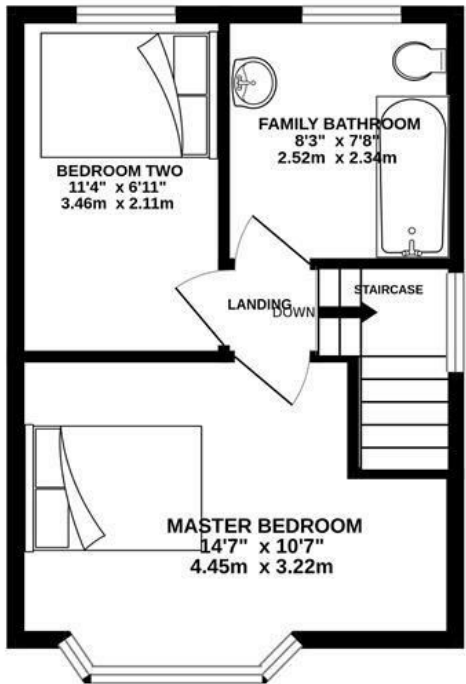


BEN ROSE

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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) A	71	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

