



Dunkirk Lane, Leyland

Offers Over £350,000

Ben Rose Estate Agents are delighted to present to market this charming three-bedroom semi-detached home, located on a highly sought-after street in Leyland. The property is full of character and would make an ideal family home for those looking for a blend of modern living and traditional charm. The property is ideally placed only a two minute drive into Leyland town centre, with its superb local schools, supermarkets and amenities. There are also fantastic travel links via Leyland train station and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Upon entering the property through the entrance porch, you are greeted by a welcoming reception hallway featuring a beautiful staircase leading to the upper level. From here, you'll find the spacious lounge, complete with a traditional stone, wood burner fireplace and a bay window with a window seat. Continuing through, you enter the charming farmhouse kitchen, which is set in a semi-open plan layout with the impressive breakfast/dining room. The kitchen features an exposed beam ceiling and boasts underfloor heating, a Rangemaster, and additional space for freestanding appliances. A convenient utility room, accessible from the hallway, is plumbed for additional appliances. The stone-flagged breakfast/dining room offers ample space for a large family dining table, with a separate breakfast bar connecting the kitchen. Adjacent to this space is a convenient WC, and arched patio doors lead out to the rear garden. The ground floor is completed by an office/snug located just off the kitchen, featuring a bay window and an open fireplace.

Ascending the open staircase, you'll notice a stunning circular and arched leaded windows. The first floor offers three well-proportioned double bedrooms, with the master bedroom featuring an ensuite shower room. A three-piece family bathroom with an over-the-bath shower and underfloor heating completes this level.

Continuing to the top floor, you'll discover a versatile attic room with ample eaves storage. This space is ideal as an office, playroom, or additional storage area.

Externally, the property boasts a double-gated driveway at the rear, providing off-road parking for multiple vehicles and leading to a two-story detached garage equipped with lighting, power and an external Podpoint EV charger. The generously sized cottage-style garden at the rear is beautifully maintained, featuring a laid lawn, flagged patio, high fences, and mature trees and shrubbery, perfect for relaxing or entertaining.

The property is also equipped with CCTV and an alarm system, double glazing throughout, a Worcester combi-system boiler controlled by Hive, and fibre-optic broadband.

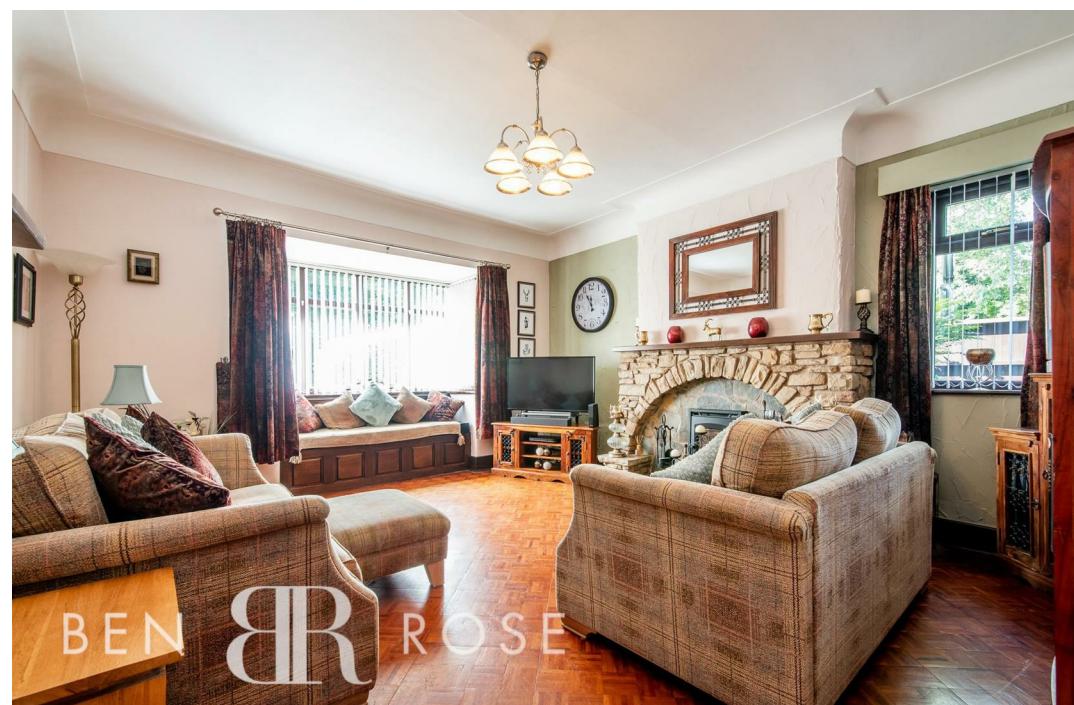
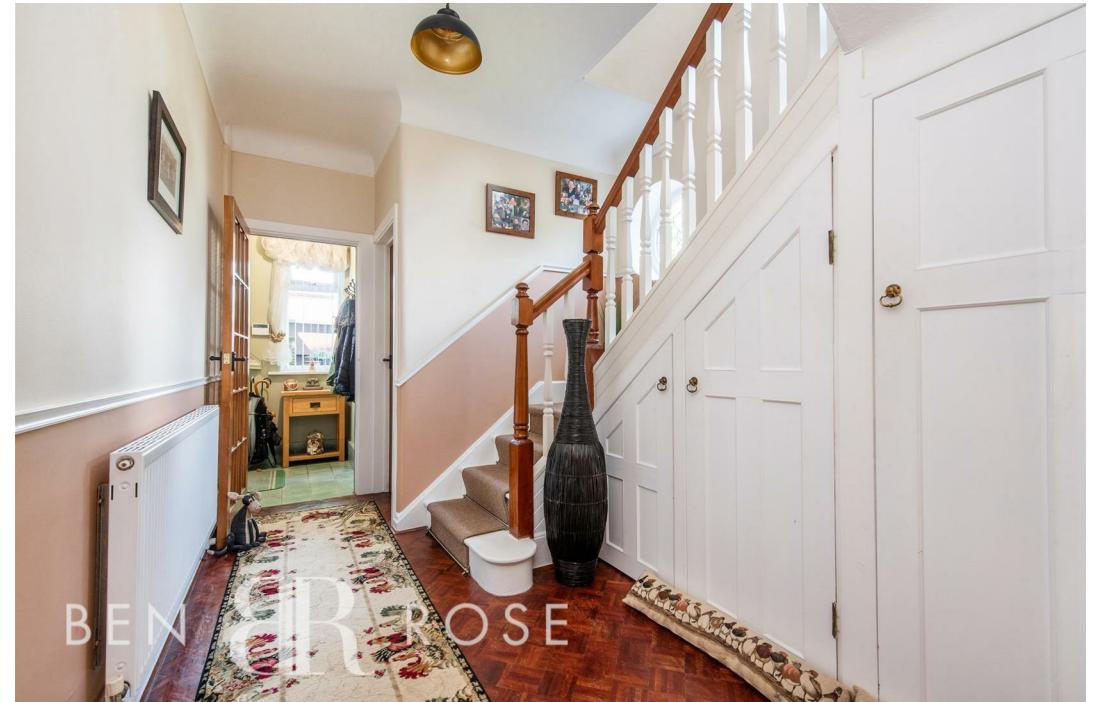


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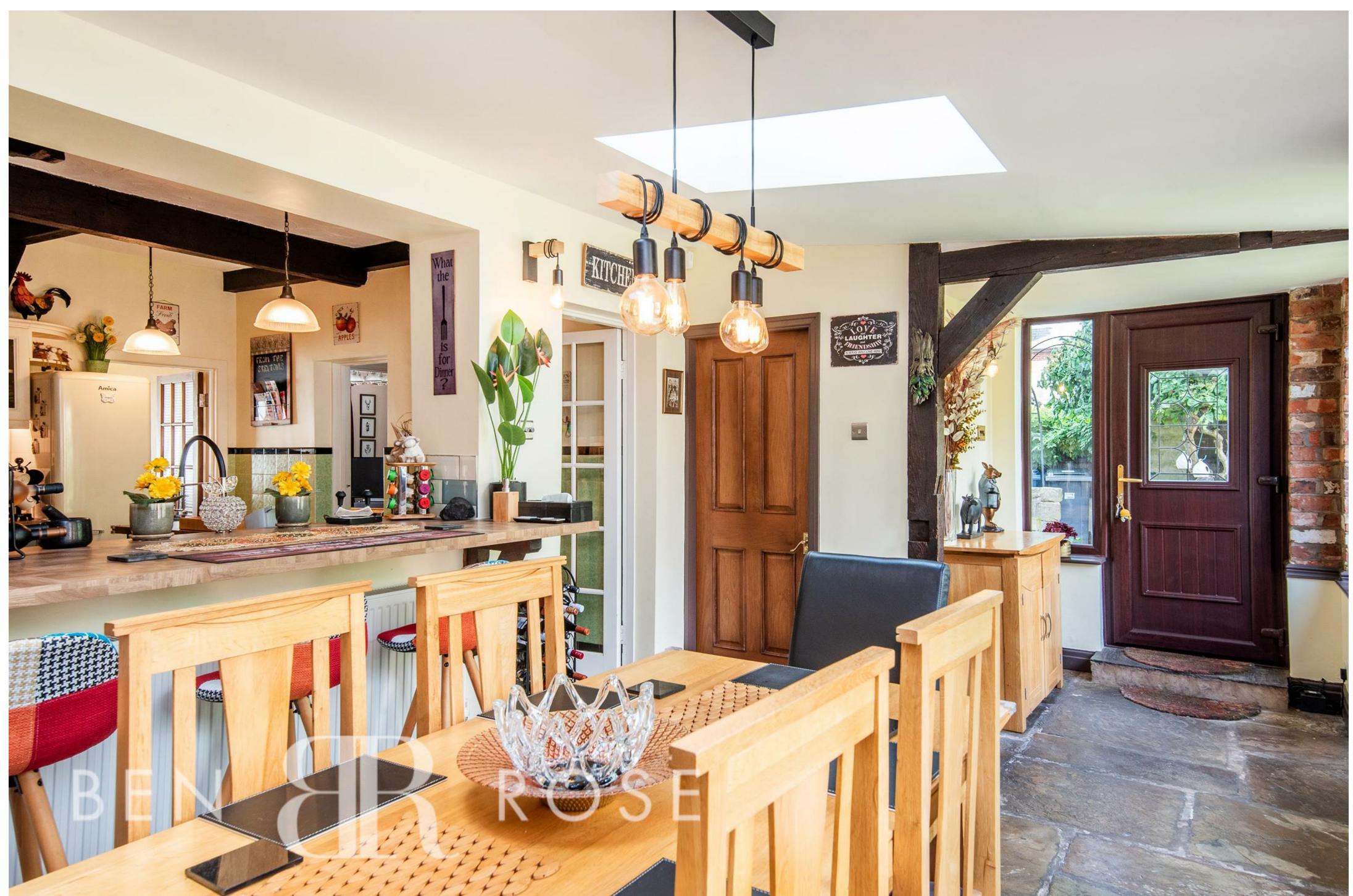
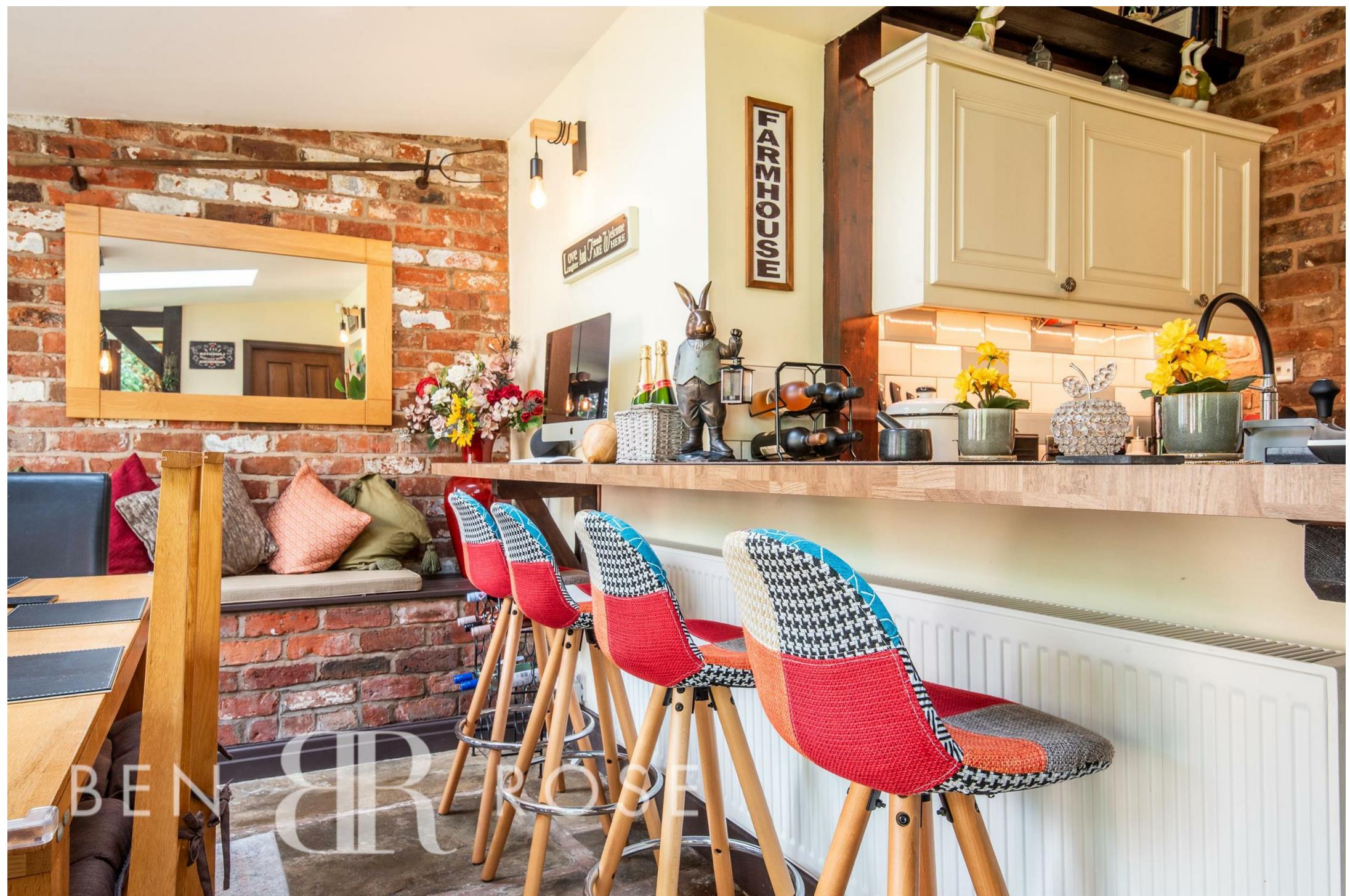


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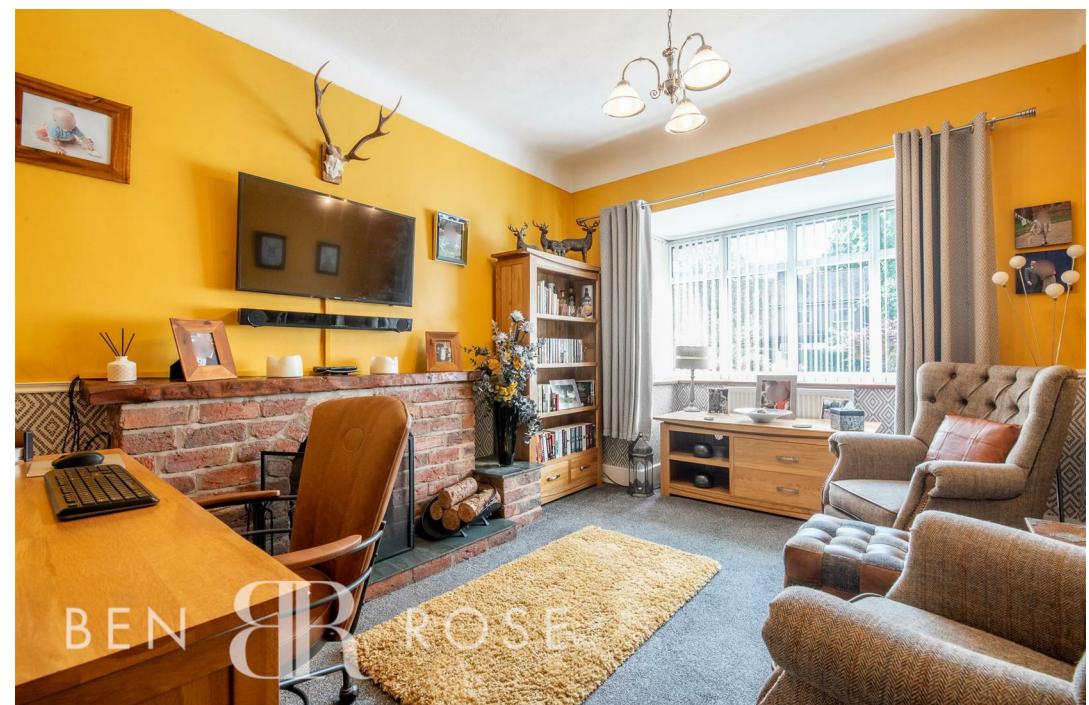




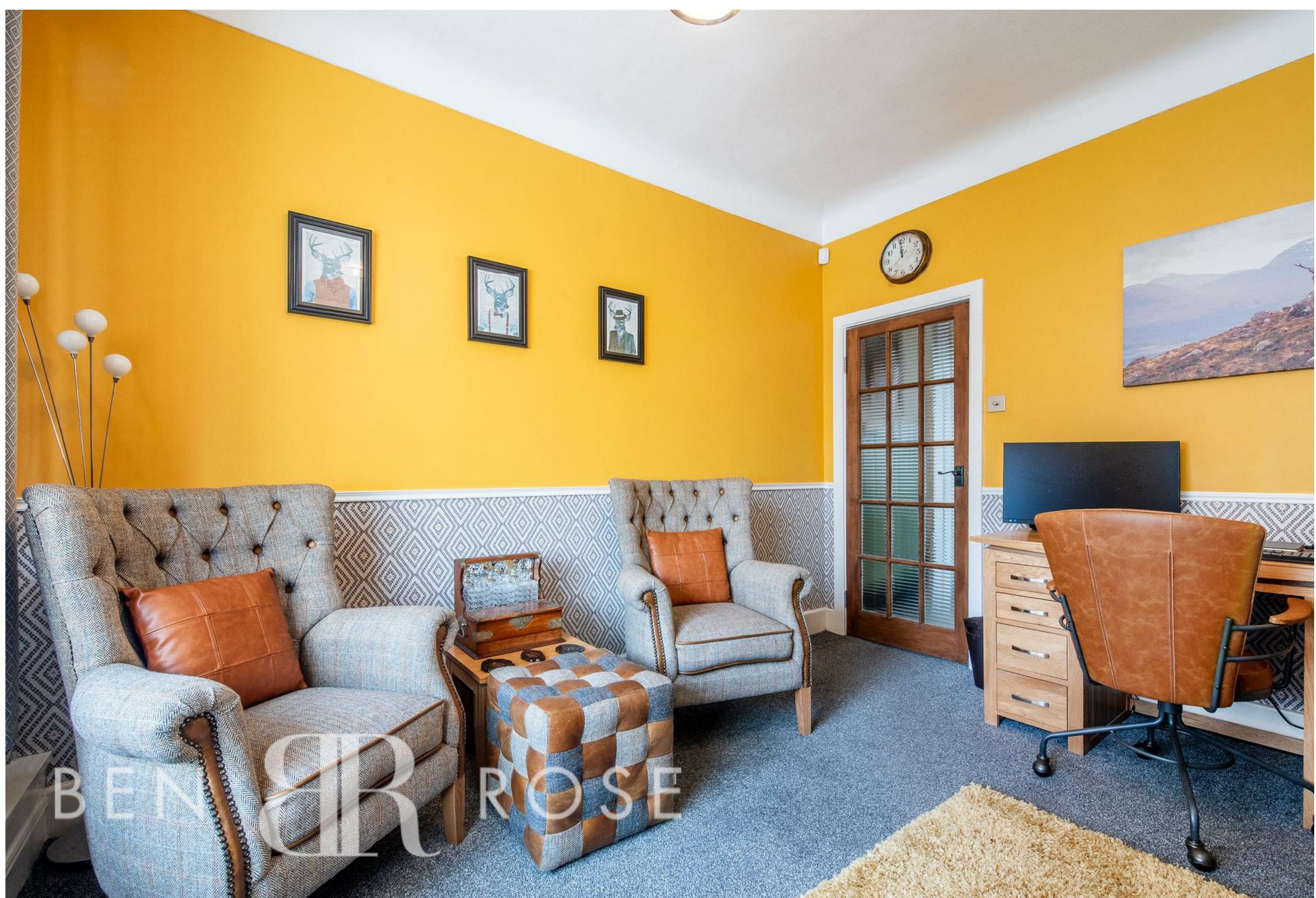




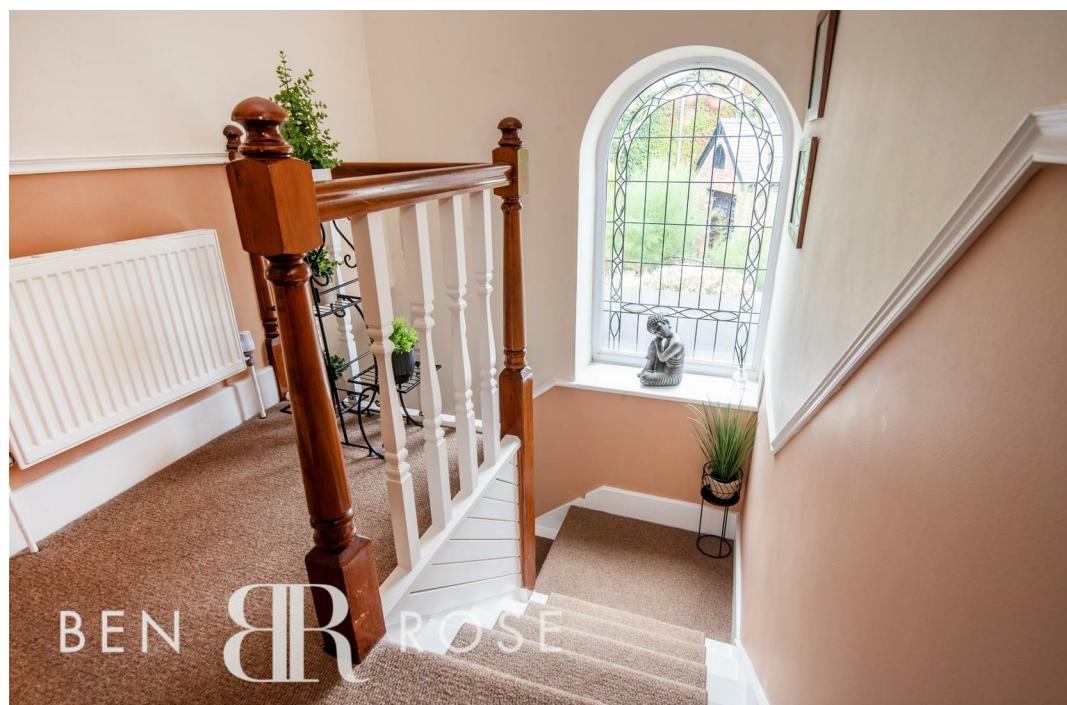
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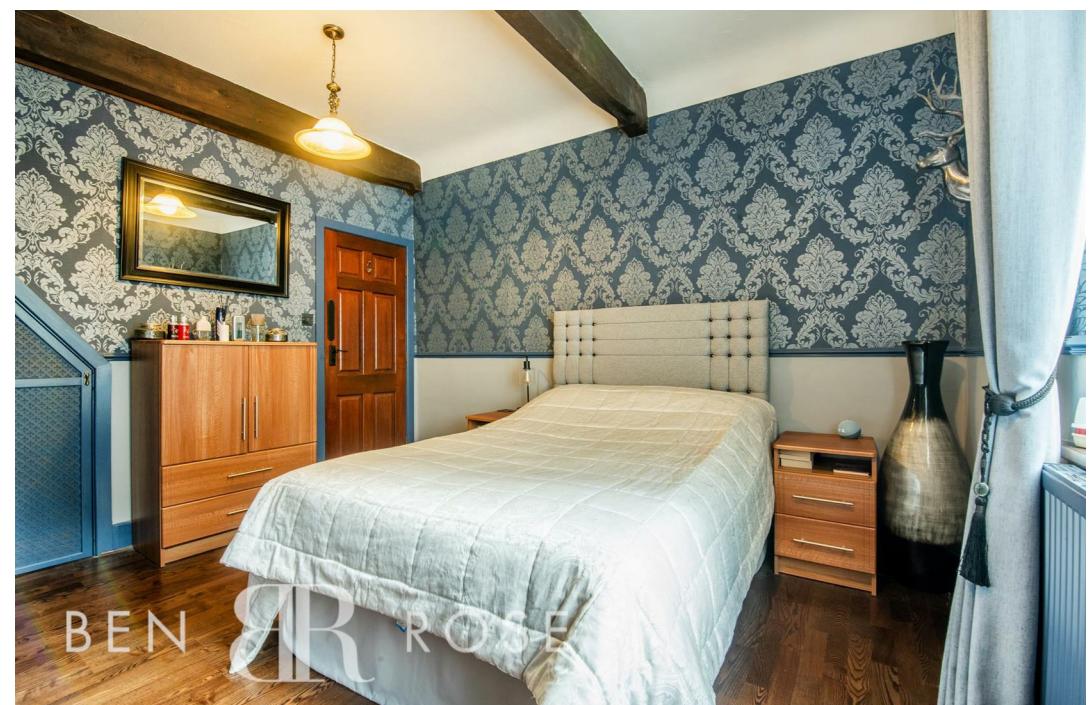
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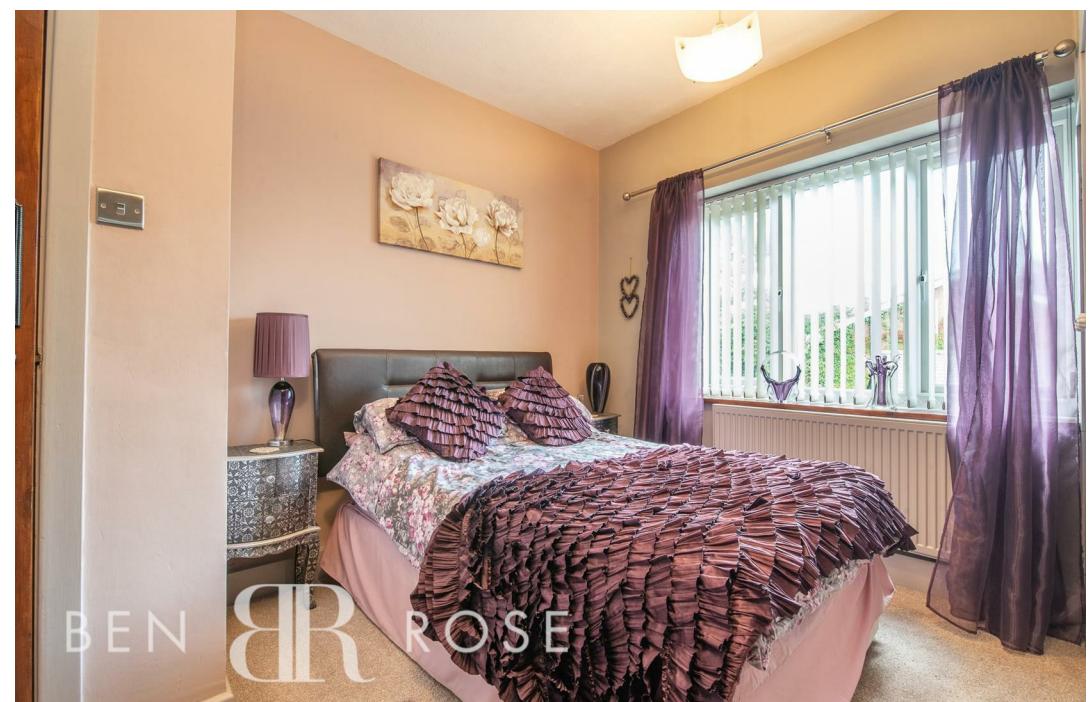
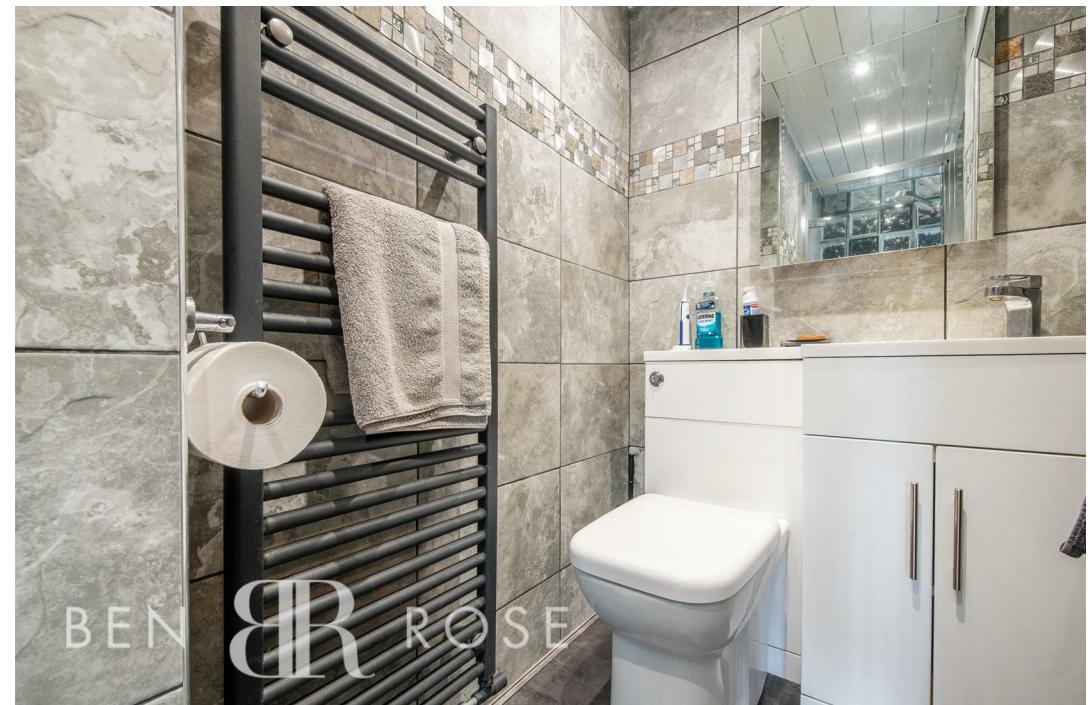
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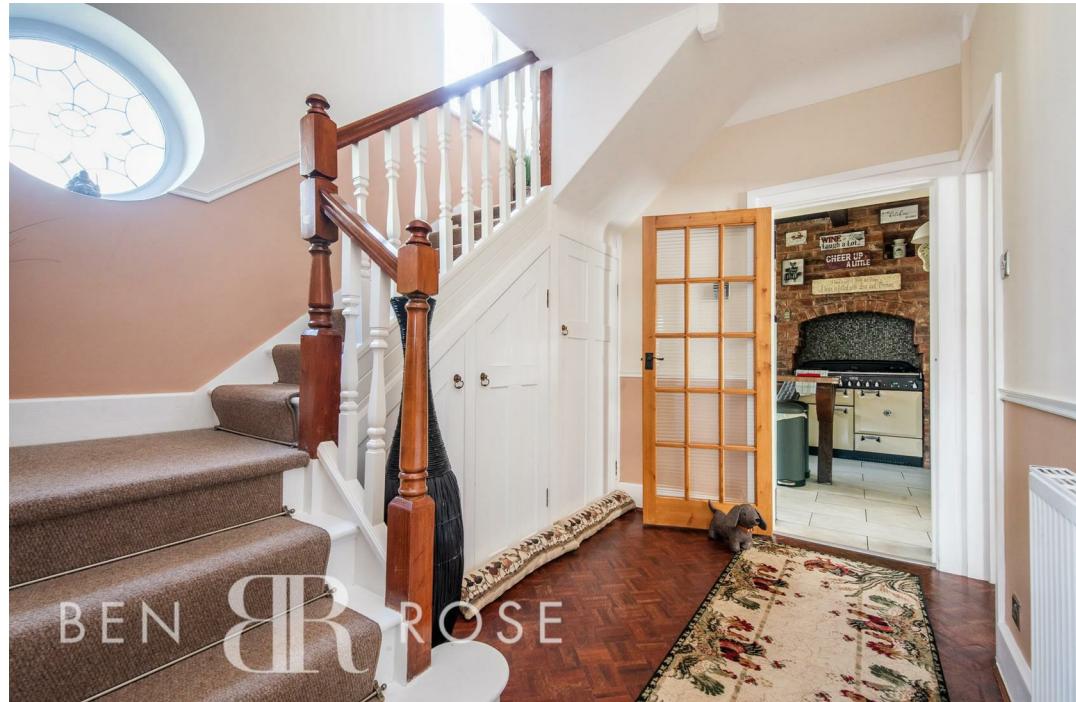


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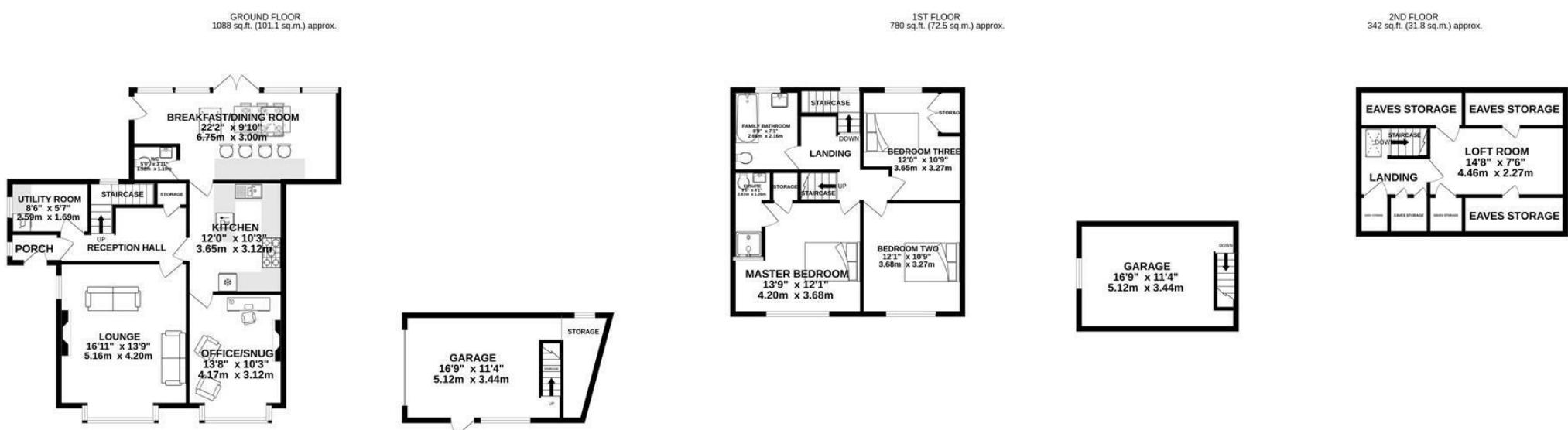








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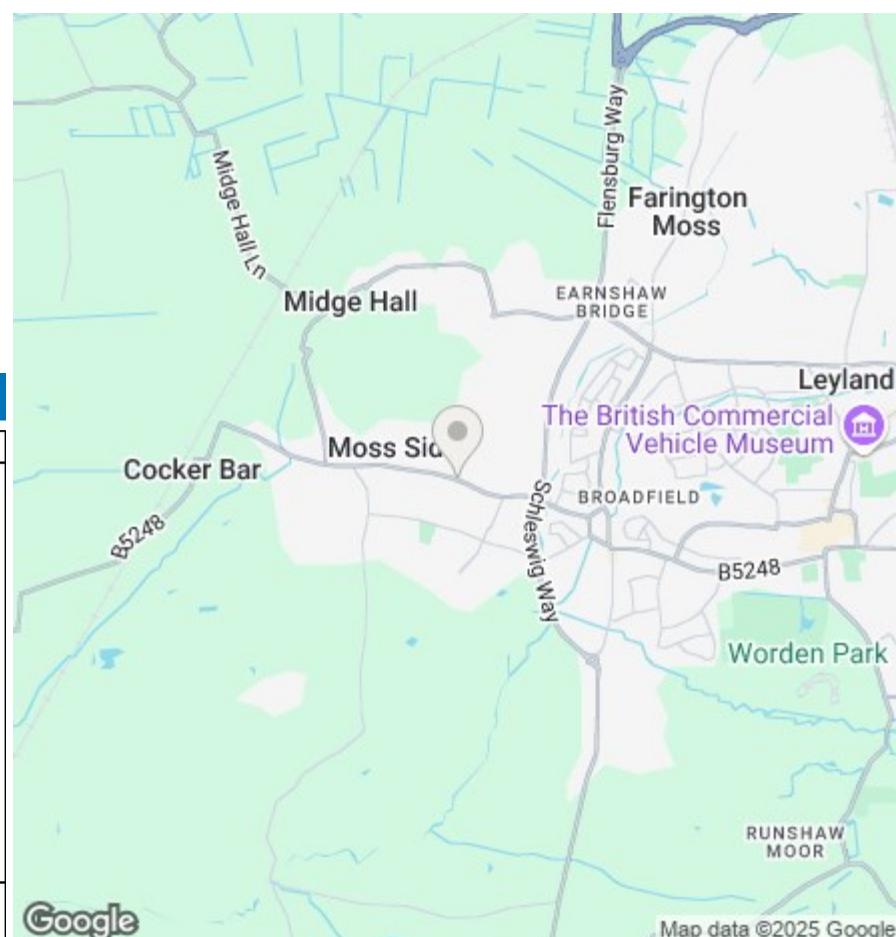
TOTAL FLOOR AREA : 2210 sq.ft. (205.3 sq.m.) approx.

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	
(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		
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