



## Wentwood Crescent, Leyland

**Offers Over £350,000**

Ben Rose Estate Agents are delighted to present to the market this beautifully presented, four bedroom, detached property situated on a highly desirable residential estate in Clayton-Le-Woods. The area offers a host of shops and amenities, as well as being perfectly positioned for access to the M6, M61 and M65 motorways, ensuring major commercial centres such as Preston, Bolton and Manchester are easily accessible, whilst the nearby train station is similarly convenient for those who wish to commute via rail. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises a welcoming reception hall where you'll find access to a convenient storage area. To the right is a stylish lounge that was previously a garage but has since been converted. This room features a large front facing window, as well as a fully equipped bar ideal for hosting guests. Across the hall is the spacious dining room that would also be ideal for a family room or snug. Back through the hall towards the rear of the property, you'll find the open-plan, modern fitted kitchen/diner with integral appliances such as a fridge/freezer, hob, and oven. The large skylight keeps this space bright and airy and also has enough room for a large family dining table. A glass door providing access to the garden, perfect for modern family living and entertaining outdoors. A large multi fuel burner situated in the corner creates a great focus point and keeps the room nice and warm. Completing the ground floor is a practical utility room and WC for added convenience.

Moving upstairs, you'll find four well appointed double bedrooms. The master bedroom benefits from a three piece ensuite shower room as well as large fitted wardrobes.

Additionally, you'll also find the three piece family bathroom with an over the bath shower on this floor and a good sized storage cupboard just off the landing.

Externally, the home has a large driveway, accommodating several vehicles. To the rear is a low maintenance garden benefiting from an astro turf lawn, decking area and tall wooden fencing for added privacy. Overall this home is kitted out for those who like to socialise and entertain guests and would make the perfect home for large families looking to be in a well connected desirable location.



















































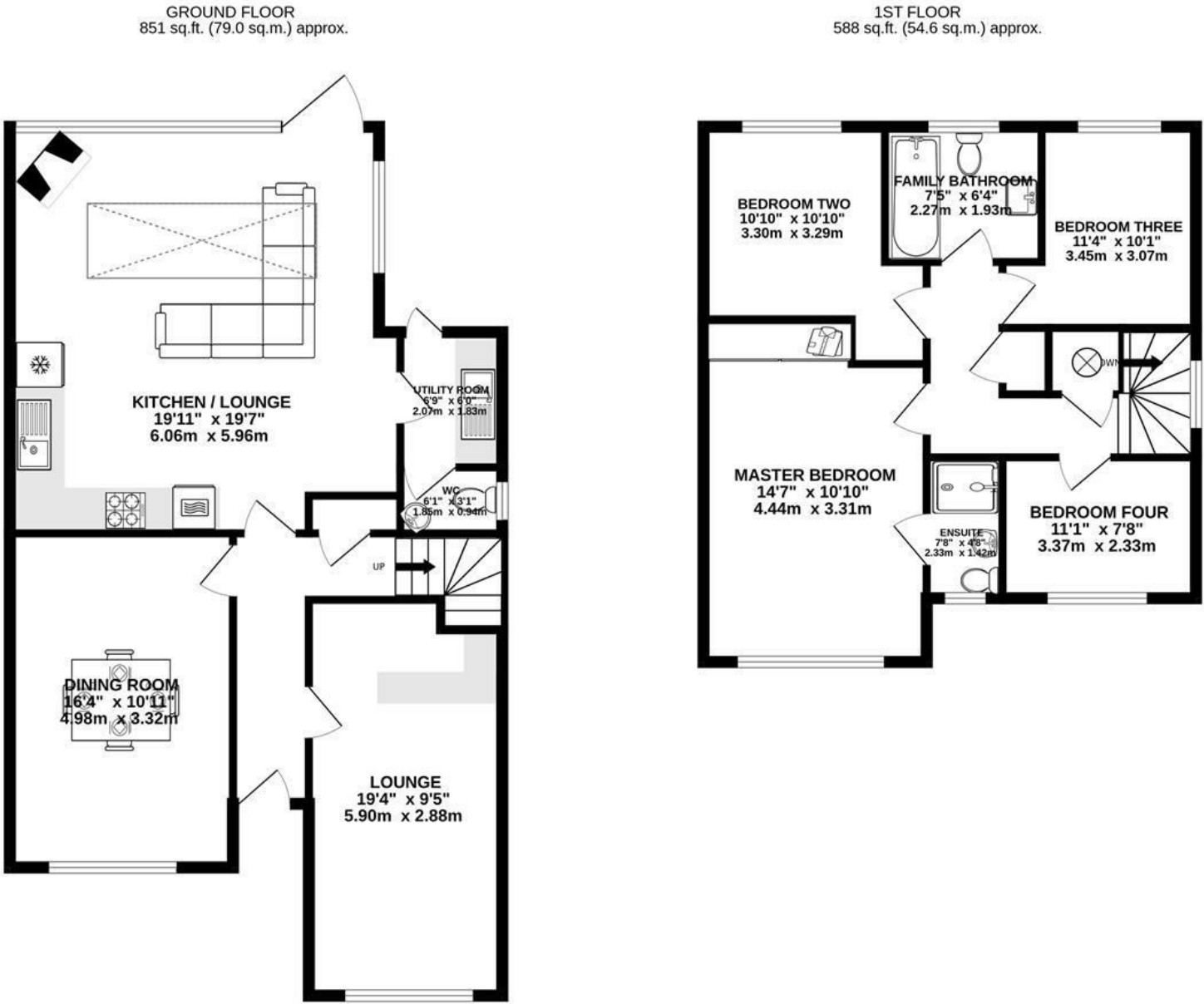








# BEN ROSE



TOTAL FLOOR AREA: 1439 sq.ft. (133.7 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) A	92	93
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

