BEN ROSE

Fernleigh, Leyland

Offers Over £190,000

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom end-terraced property, offered with no onward chain and occupying an enviable corner plot in a quiet and sought-after residential area of Leyland. The property is ideally placed within commuting distance of all major towns and cities across the North West, with easy access to the M6 and M61 motorways, while still enjoying the delights of the surrounding Lancashire countryside. Excellent local amenities, schools, and nurseries are also within easy reach, including catchment for St James' Primary School and Bishop Rawstorne Academy.

This modern home offers bright, contemporary living throughout, ideal for first-time buyers, young families or anyone looking for a property ready to move straight into. Finished in neutral tones with plenty of natural light, the property creates a welcoming and spacious feel. The home has been completely redecorated in neutral colours along with new carpets and Venetian blinds throughout. The alarm system has been updated and serviced. The property further benefits from updated gas and electrical certificates.

Stepping into the property through the welcoming porch, you will find yourself in the bright and spacious lounge, which features a central fireplace and an open staircase leading to the upper level. Double doors lead through to the kitchen/diner at the rear. The contemporary fitted kitchen offers ample storage and space for freestanding appliances, alongside an integrated oven and hob. The dining area provides space for a family dining table, with double patio doors opening directly onto the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, with bedroom three benefiting from integrated storage. Additional storage can be found on the landing, while a modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, the property is not overlooked to either the front or rear. To the front is a well-maintained garden alongside a private driveway providing off-road parking, with plenty of additional on-street parking available. To the side is a single detached garage, equipped with power and lighting and benefiting from dual access doors to both the front and side.

At the rear is a secluded garden space featuring a well-maintained lawn and flagged patio, surrounded by established planting and hedges to create a private and peaceful setting, perfect for relaxing or entertaining.

Viewing at the earliest convenience is highly recommended to avoid any potential disappointment.

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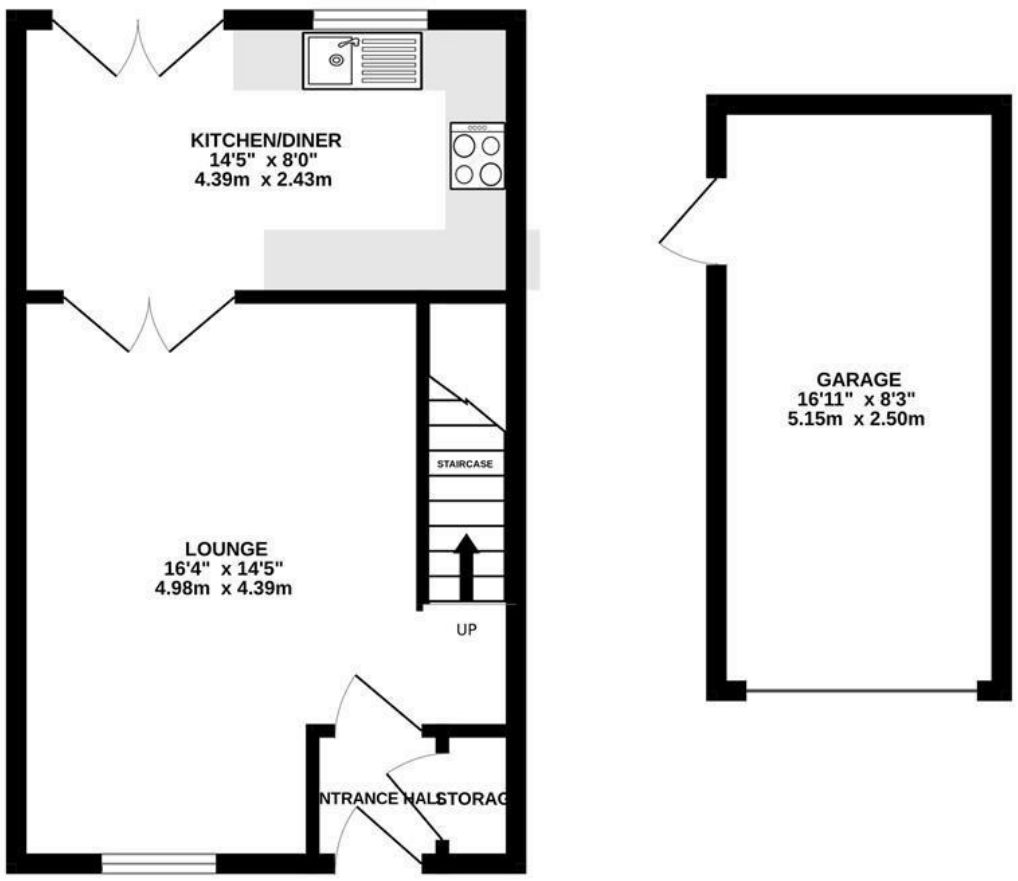
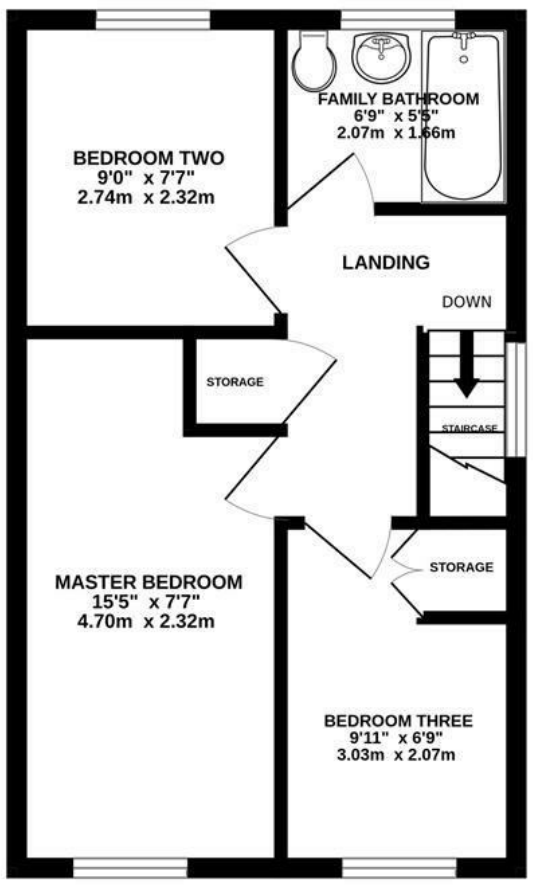
BEN ROSE

GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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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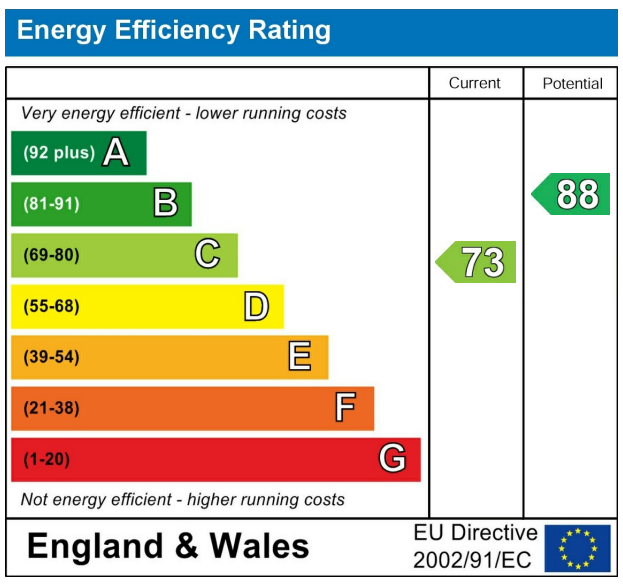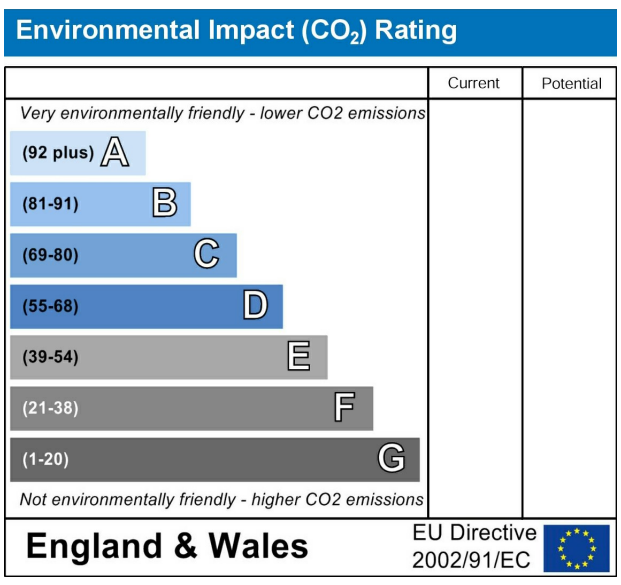
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.