



## St. Annes Road, Leyland

**Offers Over £199,950**

Ben Rose Estate Agents are pleased to present to market this well-maintained two-bedroom semi-detached bungalow, offering spacious single-level living ideal for families, downsizers or those seeking a comfortable and practical home in a convenient location. The property boasts generously proportioned rooms, a flexible layout and an abundance of natural light throughout, making it both welcoming and easy to live in. Situated in the popular town of Leyland, the bungalow enjoys close proximity to a variety of local amenities including supermarkets, healthcare facilities, parks, cafés and well-regarded schools, ensuring everyday essentials are within easy reach. Excellent transport connections are also available, with regular bus services nearby, rail links from Leyland railway station and straightforward access to the M6 motorway and M65 motorway, providing convenient travel to surrounding areas such as Preston and Chorley.

As you step into the bungalow, the entrance hallway provides access to all principal rooms, creating an easy-flowing and practical layout. The generously sized lounge offers a comfortable and relaxing space with plenty of room for both seating and entertaining. From the hallway you will also find two well-proportioned double bedrooms, with the master bedroom benefitting from ample built-in wardrobes that provide excellent storage while maintaining a clean and uncluttered feel. The family bathroom is fitted with a shower and finished in a practical style suited to everyday living. The kitchen provides good workspace and storage, and continues seamlessly into the conservatory, a bright and versatile space that can be enjoyed as an additional sitting room or place to relax overlooking the garden. A further practical benefit is the boarded loft, complete with electric and accessed via pull-down stairs, offering valuable additional storage or potential hobby space.

Externally, the property offers excellent outdoor space to the front and rear. A driveway provides off-road parking for multiple vehicles and leads to the garage, while a lawned front garden with attractive flower beds creates a welcoming approach to the home. To the rear, the enclosed garden enjoys a good degree of privacy and features mature bushes, a well-sized lawn and a paved seating area ideal for outdoor furniture and enjoying warmer months. Altogether, this charming bungalow presents a fantastic opportunity for those seeking spacious single-level living with practical features, pleasant outdoor space and a well-connected location, making it a wonderful place to call home.







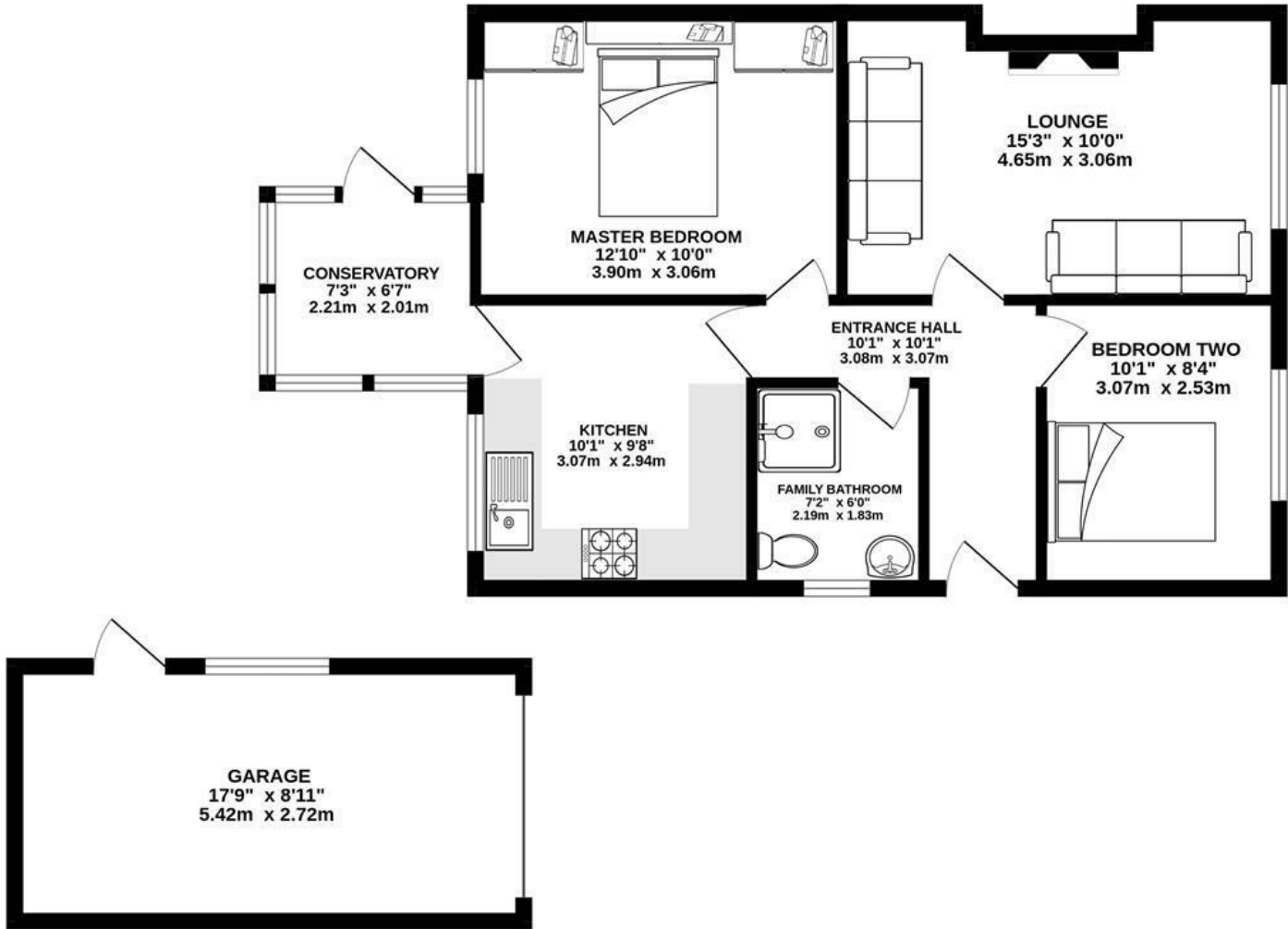






# BEN ROSE

GROUND FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 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                                 |                         |           |
| (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 |           |

