



## Fossdale Moss, Leyland

**Offers Over £300,000**

Ben Rose Estate Agents are delighted to present this extended two-bedroom bungalow, situated at the end of a peaceful cul-de-sac on a generous plot in Leyland. Ideal for families or those looking for a ground-floor residence, the property is only a short drive from Leyland town centre, offering easy access to local shops, schools, and excellent transport links via local bus routes and major motorways, including the M6, M61, and M65.

Upon entering, a spacious entrance hall provides access to most rooms and includes two convenient storage cupboards. To the left, the lounge features a large front-facing window that allows for plenty of natural light and seamlessly connects to the dining area in an open-plan layout. The dining room comfortably accommodates a large family dining table and leads to the extended kitchen/breakfast room. The extended modern kitchen boasts ample wall and base units, an island with seating for two, an integrated dishwasher, a double oven, a microwave, and ambient cupboard lighting. A door provides access to the rear garden, as well as to the sunroom. Versatile in its use, the sunroom can serve as an additional sitting area, study, office, or playroom, with further access to the garden.

The property offers two well-proportioned double bedrooms, with the master benefitting from a three-piece en-suite shower room and fitted wardrobes. A three-piece family bathroom, complete with a bath and an over-the-bath shower, completes the interior.

The driveway provides off-road parking for two cars and leads to a single integrated garage with power, lighting, and water connections, along with pedestrian access from the garden. The wraparound garden, which is not overlooked, features both lawn and patio areas, outdoor power and lighting, down lights and a rockery with a waterfall feature. There is ample space for outdoor seating and storage here.

Additional storage is available in the part-boarded loft, which is easily accessible via a pull-down ladder and benefits from lighting.





















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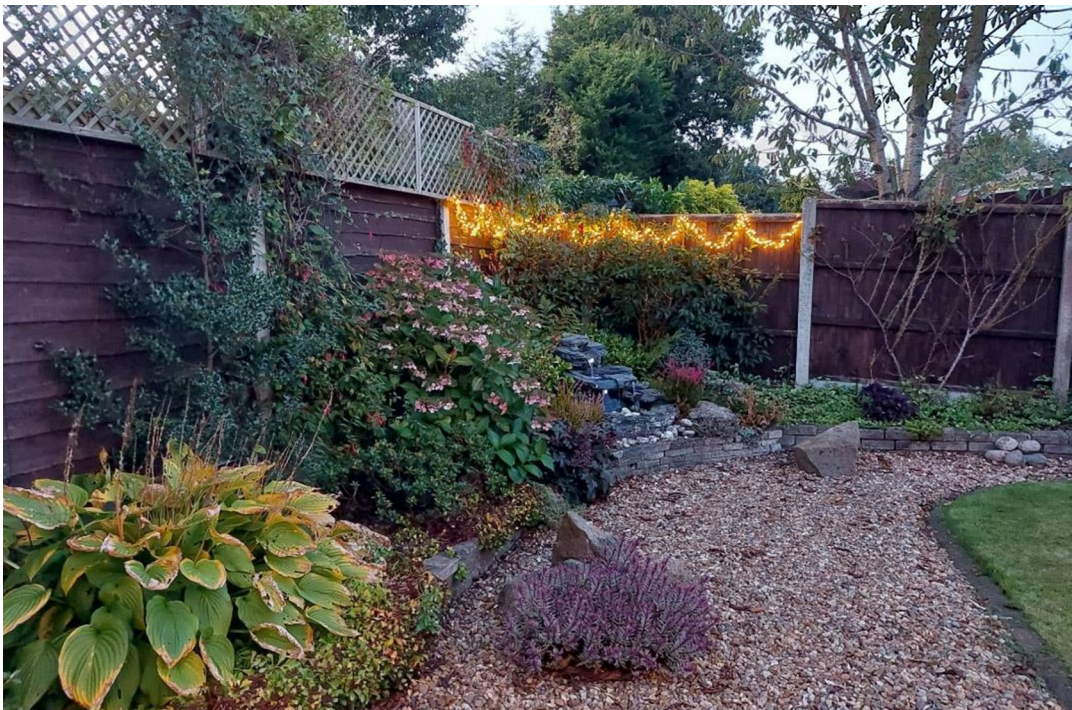








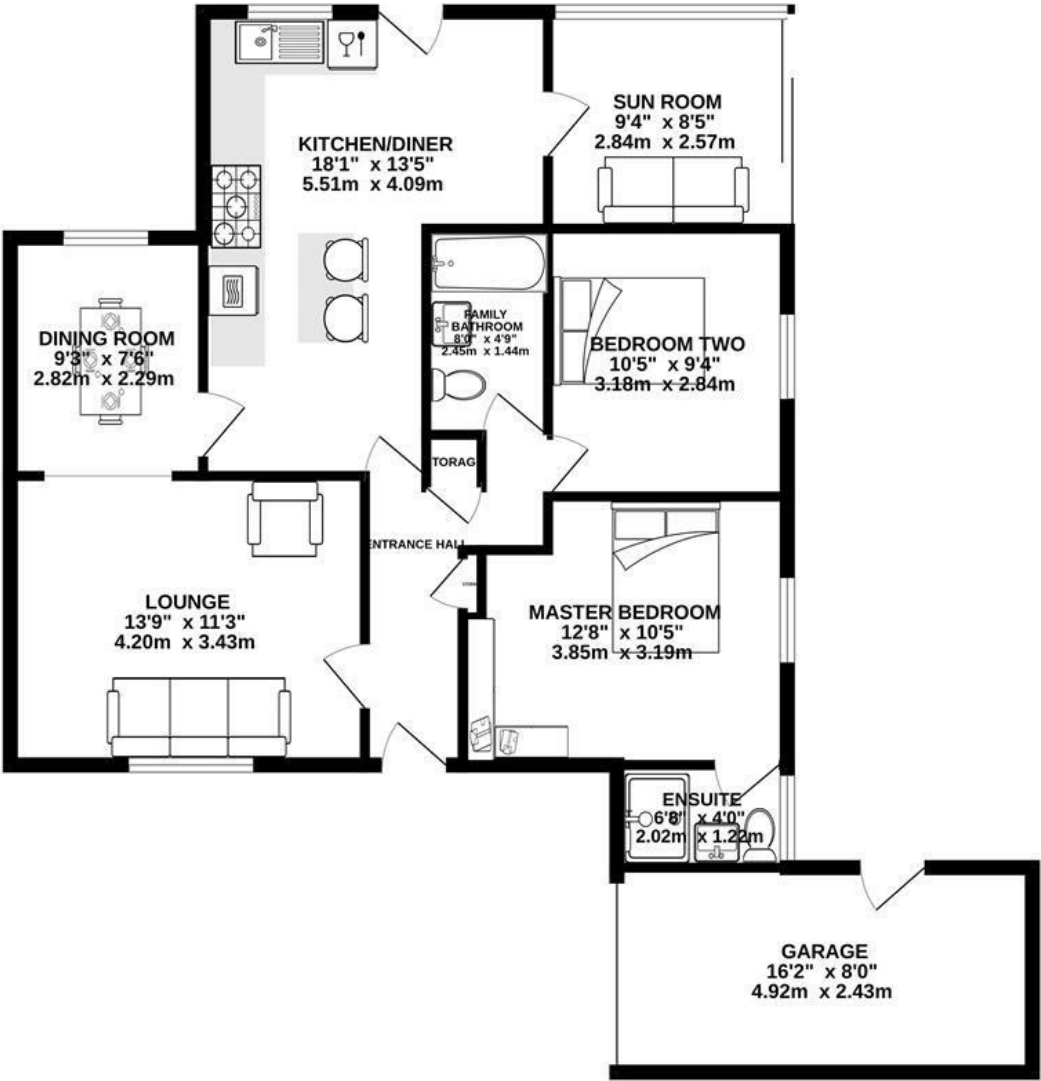






# BEN ROSE


GROUND FLOOR  
975 sq.ft. (90.6 sq.m.) approx.



TOTAL FLOOR AREA: 975 sq.ft. (90.6 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	<div>70</div>	<div>83</div>
(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

