



## Parish Gardens, Leyland

**Offers Over £340,000**

Ben Rose Estate Agents are pleased to present to market this beautiful four-bedroom detached home, ideally situated just outside Leyland town centre. This lovely family home has recently benefited from a rear extension, adding a modern touch to its already spacious layout. The property is within walking distance of the town centre, where you'll find a variety of supermarkets, schools, and other essential amenities right on your doorstep. For those needing to commute, Leyland train station offers direct routes to Preston and Manchester, and the M6, M61, and M65 motorways are easily accessible, making this home perfect for those seeking convenience and connectivity.

Upon entering the property, you are welcomed by a spacious reception hall that provides access to the majority of the ground floor rooms. To the rear of the home, you'll find the stunning lounge, part of the newly completed extension. This generous space is bathed in natural light, thanks to the Velux windows and sliding doors that lead out to the garden. At the front of the property, the dining room boasts dual aspect windows, offering versatility for various uses. The heart of the home is the open-plan kitchen/breakfast room, featuring both integrated appliances and space for additional freestanding appliances. The breakfast bar comfortably seats up to three people, making it a perfect spot for casual dining. Adjacent to the kitchen, a convenient utility room offers additional storage and laundry space. Completing the ground floor is a well-placed WC.

Moving upstairs, you are greeted by an open landing that leads to four generously sized bedrooms. The master bedroom is a true highlight, featuring fitted wardrobes and a modern en-suite shower room. The remaining three bedrooms also benefit from fitted wardrobes, ensuring ample storage throughout. The first floor is completed by a stylish three-piece family bathroom.

Externally, the property boasts a driveway at the front, offering parking space for up to two cars. The driveway leads to a partially converted garage, providing additional storage options. The rear garden offers a secluded and tranquil space, with a well-maintained lawn and a decked patio area, perfect for outdoor entertaining. A shed located down the side of the home adds further storage solutions.

This property is an ideal family home, combining modern living spaces with a prime location.









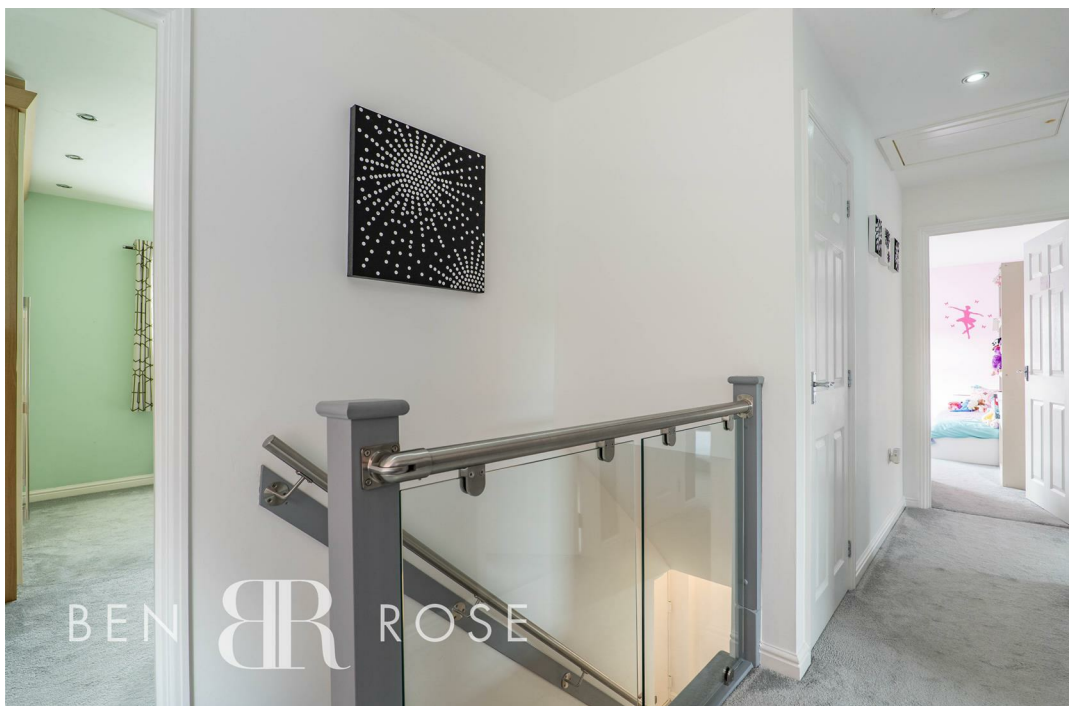
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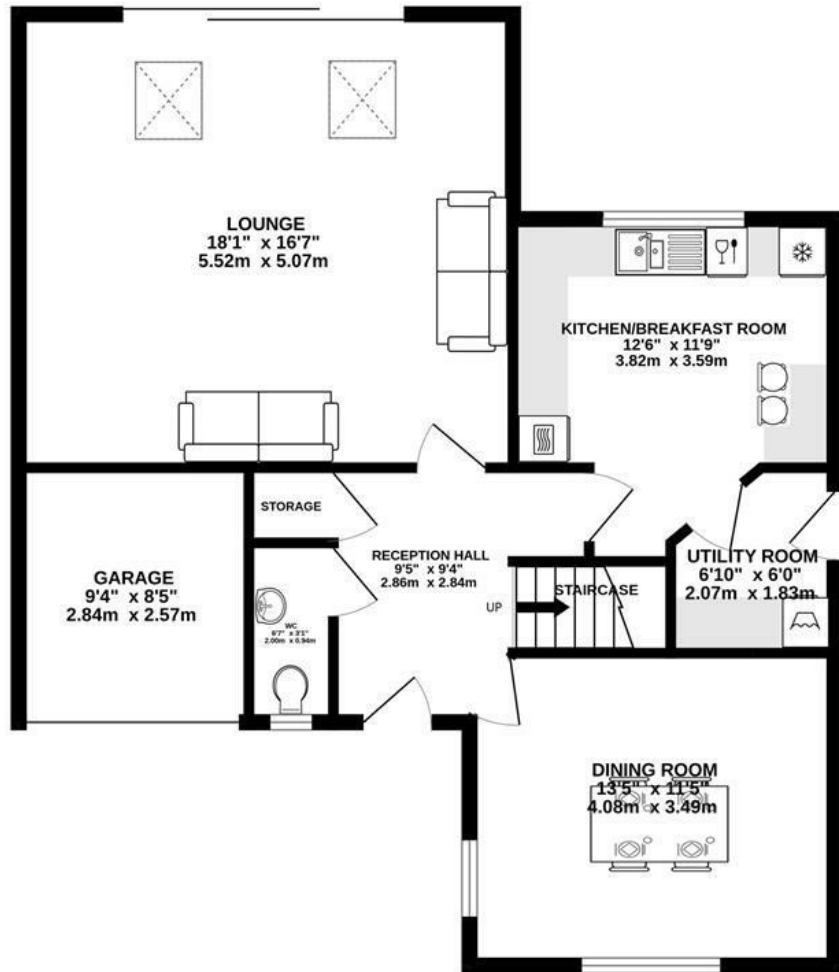


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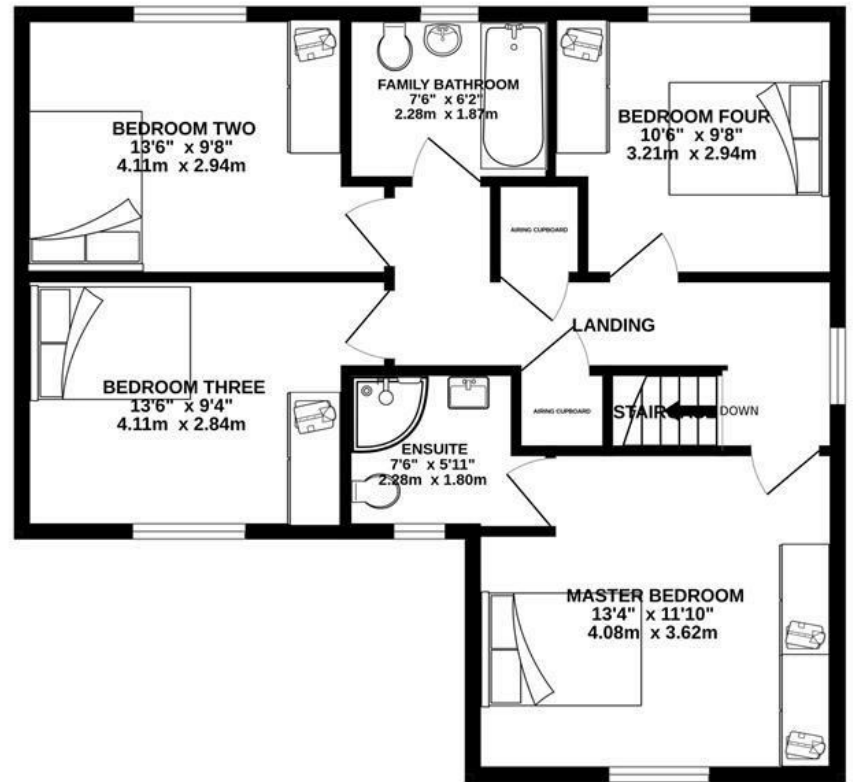




**GROUND FLOOR**  
807 sq.ft. (74.9 sq.m.) approx.



**1ST FLOOR**  
686 sq.ft. (63.8 sq.m.) approx.

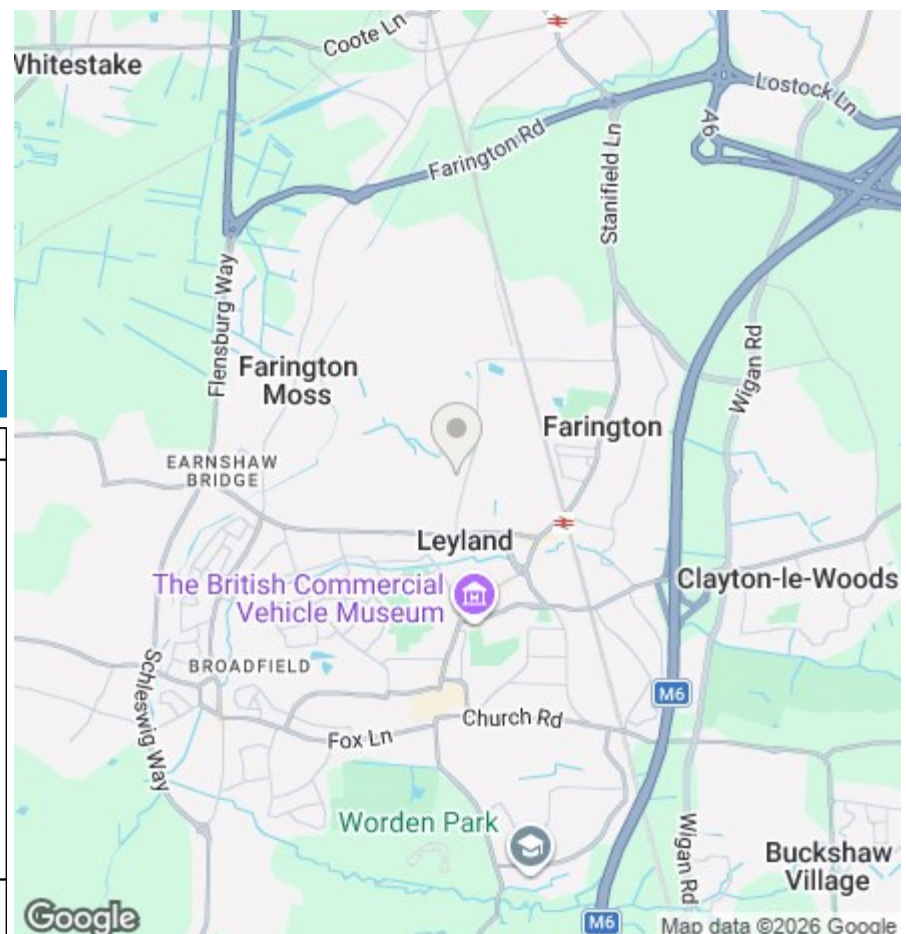


TOTAL FLOOR AREA : 1493 sq.ft. (138.7 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>78</b>	<b>87</b>
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	