



Charnwood Mews, Leyland

Offers Over £350,000

Ben Rose Estate Agents are pleased to present to market this spacious and well-presented detached family home, situated within a quiet and highly sought-after cul-de-sac location in Leyland. Offering generous living accommodation throughout, this attractive property is perfectly suited to families seeking flexible living space combined with excellent local amenities and commuter links. The home is ideally placed close to Leyland town centre, where you will find a wide selection of local shops, supermarkets, bars, restaurants, pubs and reputable schools, whilst Preston is also only a short drive away. Leyland railway station provides convenient rail services to Preston, Manchester and Liverpool, alongside excellent bus routes connecting Leyland, Preston and Chorley. The nearby M6, M61 and M65 motorways further enhance the property's appeal for those needing easy access across the region.

Stepping through the welcoming entrance hall, you are greeted by a bright and practical layout with access to the convenient ground floor WC. To the front of the home is a spacious lounge featuring a beautiful bay window that fills the room with natural light and creates a warm, inviting atmosphere for relaxing evenings. To the rear sits the impressive modern fitted kitchen/dining room, complete with integrated appliances including a double oven, five-ring hob and dishwasher. French doors open directly onto the rear garden, making the space ideal for entertaining and family dining. Just off the kitchen is a useful utility room with external access, which in turn leads through to the converted garage currently utilised as a versatile playroom.

To the first floor, the spacious landing provides access to four well-proportioned bedrooms. The generous master bedroom benefits from fitted wardrobes and a modern ensuite shower room, whilst the second bedroom also enjoys the added convenience of its own ensuite. Bedrooms three and four are both comfortable doubles, all served by a contemporary three-piece family bathroom finished to a modern standard.

Externally, the property boasts a small gravel front garden alongside a driveway providing off-road parking for two vehicles. To the rear is a private high-fenced garden featuring a large paved patio area, well-maintained lawn, raised decking area and a useful garden shed. Combining spacious accommodation, versatile living and an excellent location, this superb detached home presents a fantastic opportunity for growing families.













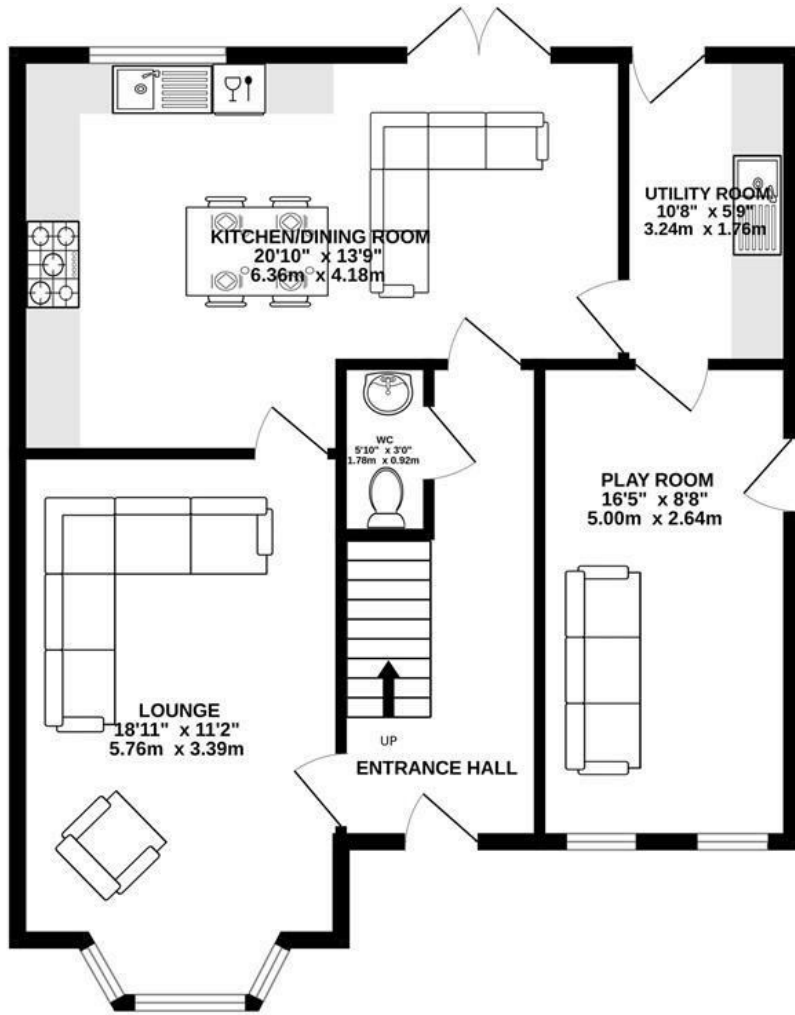




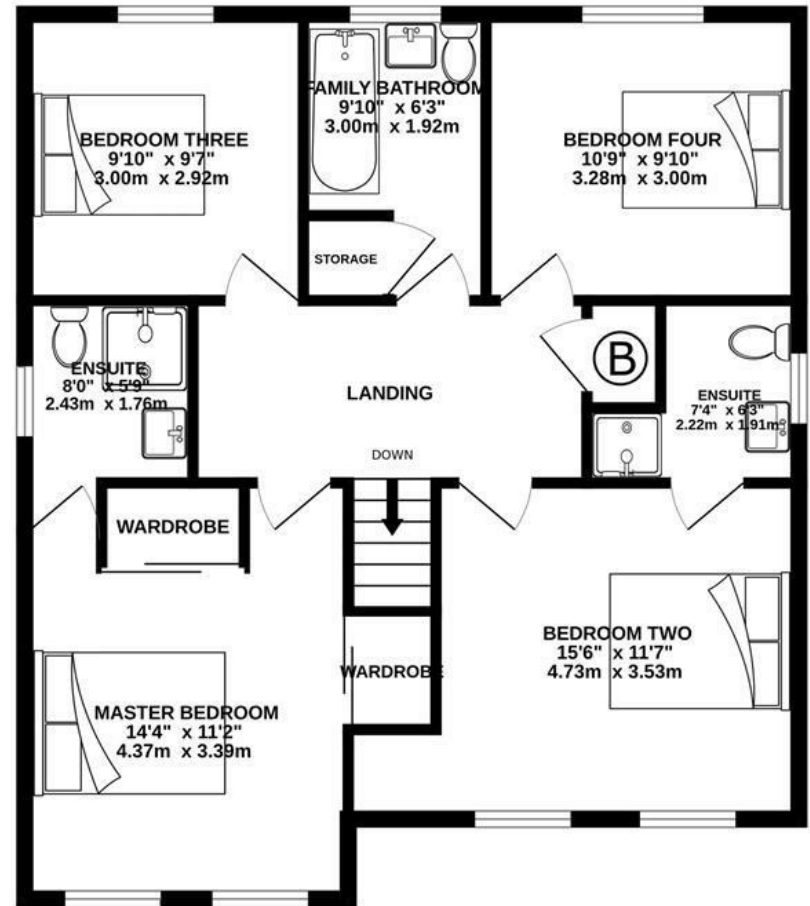




GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR
768 sq.ft. (71.4 sq.m.) approx.

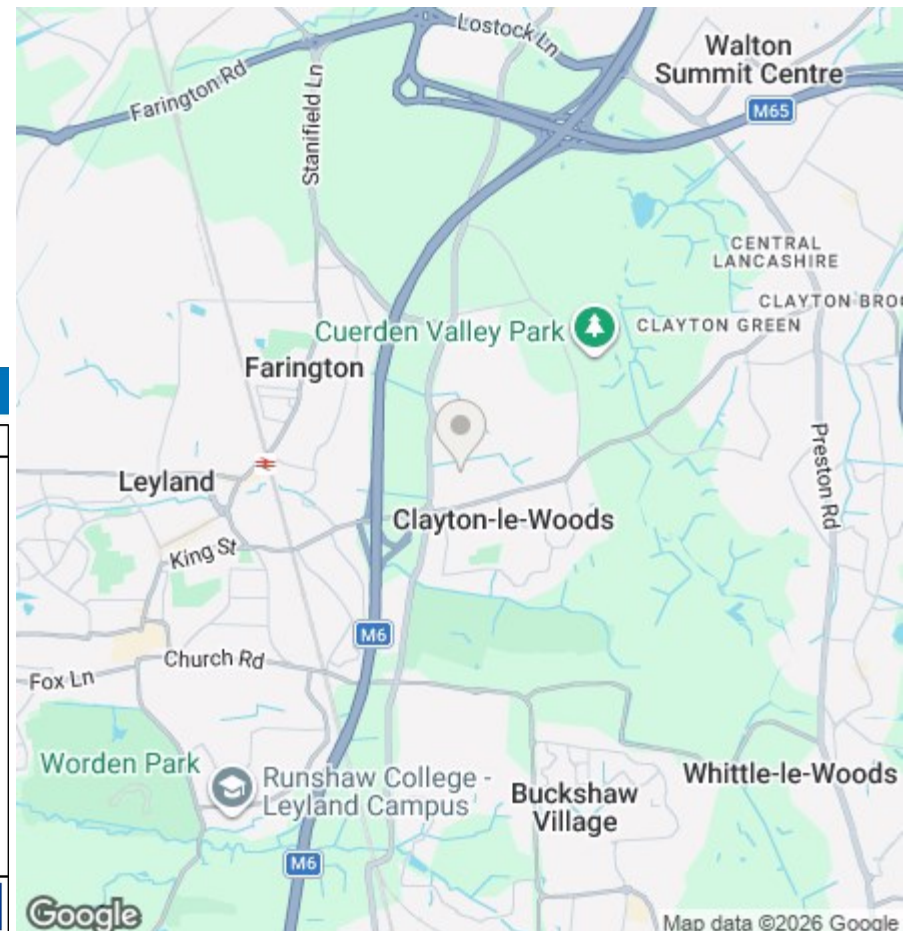


TOTAL FLOOR AREA: 1539 sq.ft. (143.0 sq.m.) approx.

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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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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	