



## Parish Gardens, Leyland

Offers Over £375,000

Ben Rose Estate Agents are delighted to present this exceptional four-bedroom detached property, perfectly positioned on a highly sought-after cul-de-sac in Leyland. This charming home offers the ideal setting for family living, with a park and scenic walking trails just moments away. Conveniently located within walking distance of Leyland town centre, residents will benefit from easy access to excellent local schools, a variety of supermarkets, and a wide range of amenities. Commuters are well catered for, with superb transport links including the nearby train station, local bus routes, and quick access to the M6 and M61 motorways.

Upon entering the home, you're welcomed by a bright and inviting entrance hall that offers access to most of the ground floor rooms. The spacious lounge, bathed in natural light from the front-facing window, features a stylish fireplace and leads directly into the generously sized conservatory. Currently utilised as a sitting room and office, this versatile space opens out to the rear garden, blending indoor and outdoor living seamlessly.

Returning through the hallway, the home opens into a beautifully presented open-plan kitchen and dining area. The kitchen boasts an extensive range of wall and base units, a built-in hob and oven, and a convenient breakfast bar for two. Adjacent to the kitchen is ample room for a large family dining table, perfect for entertaining or everyday meals. The utility room is easily accessible from this space, adding further practicality. Completing the ground floor is a handy WC and a large under-stair storage cupboard.

Upstairs, the first floor hosts the master bedroom and second bedroom, both generous doubles. Each benefits from its own private en-suite, featuring stylish three-piece shower rooms, offering comfort and privacy for all.

The top floor accommodates the remaining two bedrooms, both capable of fitting double beds, with the fourth bedroom featuring built-in storage. A well-appointed family bathroom with a three-piece suite and an over-bath shower completes this level.

Externally, the front of the property features a neat, low-maintenance lawn alongside an impressively large driveway that curves around the side of the home, providing off-road parking for up to seven or eight vehicles. A double garage offers even more storage or parking space. To the rear, the garden is a private and peaceful retreat, with a combination of patio and slate areas, mature trees, and tall fencing ensuring privacy and seclusion with minimal upkeep required. This beautifully presented home offers space, convenience, and versatility in one of Leyland's most desirable neighbourhoods.



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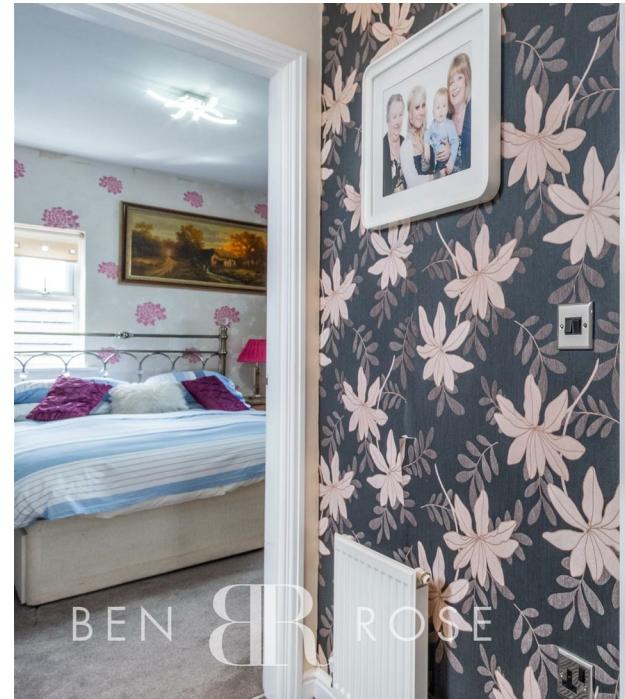




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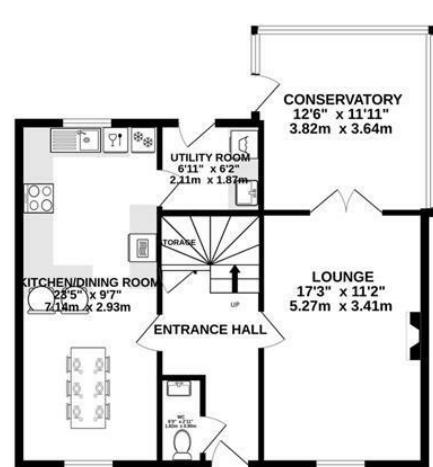
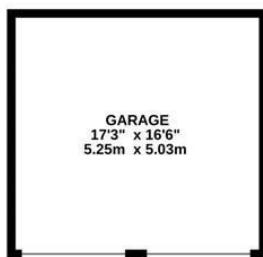


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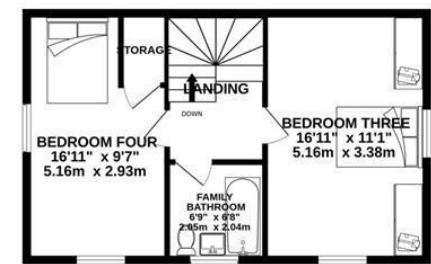
GROUND FLOOR  
1009 sq.ft. (93.7 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



2ND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1946 sq.ft. (180.7 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		

