BEN ROSE



Newton Close, Leyland

O.I.R.O £225,000

Ben Rose Estate Agents are pleased to present to market this beautiful three-bedroom semi-detached home, ideally situated in a sought-after residential area of Leyland. Perfectly suited to growing families, this well-presented property offers generous living accommodation throughout alongside an impressive rear south facing garden that provides excellent outdoor space. The home enjoys a convenient position close to Leyland town centre, where a wide range of shops, supermarkets, cafés and everyday amenities can be found. Excellent travel links are also nearby, including Leyland Train Station offering direct rail connections, regular bus services, and easy access to the M6, M61 and M65 motorways, making commuting to Preston, Chorley, Manchester and beyond straightforward. Families will also appreciate the selection of well-regarded schools, leisure facilities and parks within the local area.

Stepping through the outside porch, you are welcomed into a bright and airy reception hall with the staircase positioned ahead and access into the main lounge. The spacious front-facing lounge benefits from a large window that fills the room with natural light, along with an attractive coved ceiling. From here, the home flows seamlessly into the kitchen diner located to the rear. This sociable space is fitted with a range of integrated appliances and offers ample room for family dining, complemented by integrated bench seating and useful under-stairs storage. Continuing through, the impressive conservatory provides an additional reception area, enjoying lovely views across the rear garden and featuring double doors opening directly onto the patio.

To the first floor, the property offers three well-proportioned bedrooms. The principal bedroom is positioned to the front and benefits from a large window allowing for plenty of natural light. Bedroom two overlooks the rear garden and provides another generous double bedroom. The third bedroom is situated to the front and would make an ideal child's room, nursery, home office or guest bedroom. Completing the first-floor accommodation is the family bathroom, fitted with a bath and overhead shower.

Externally, the property continues to impress with a driveway to the front providing off-road parking, alongside a low-maintenance gravel garden. To the rear lies the standout feature of the home - an expansive garden offering exceptional outdoor space for families to enjoy. The garden comprises a substantial lawn bordered by gravel beds, a paved patio area adjoining the conservatory that is perfect for outdoor dining and entertaining, and an additional paved seating area tucked away in the far corner. This area also benefits from a useful outbuilding, while a large concrete section runs along the side elevation with gated access leading back to the front driveway. Combining spacious accommodation, excellent local amenities and a fantastic rear garden, this is a wonderful family home that must be viewed to be fully appreciated.





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HOUSE RULES
2. If you drop it... Pick it up!
3. If you sleep in it... Make it up!
4. If you open it... Close it!
5. If it empty it... Fill it up!
6. If you wear it... Hang it up!
7. If you eat out of it... Wash it up!
8. If you spill it... Wipe it up!
9. If it howls... Feed it!
10. If it cries... Love it!





























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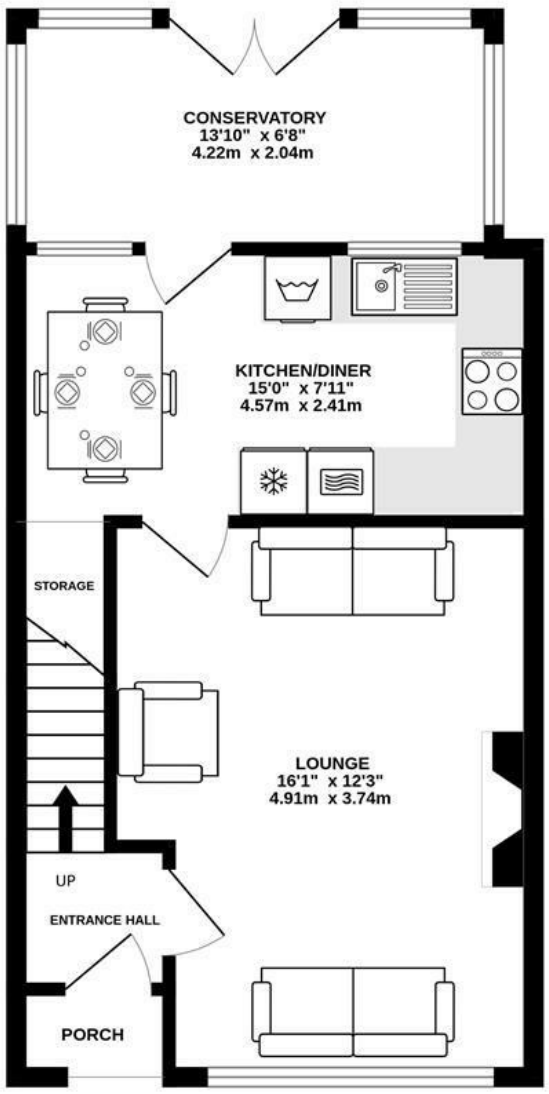


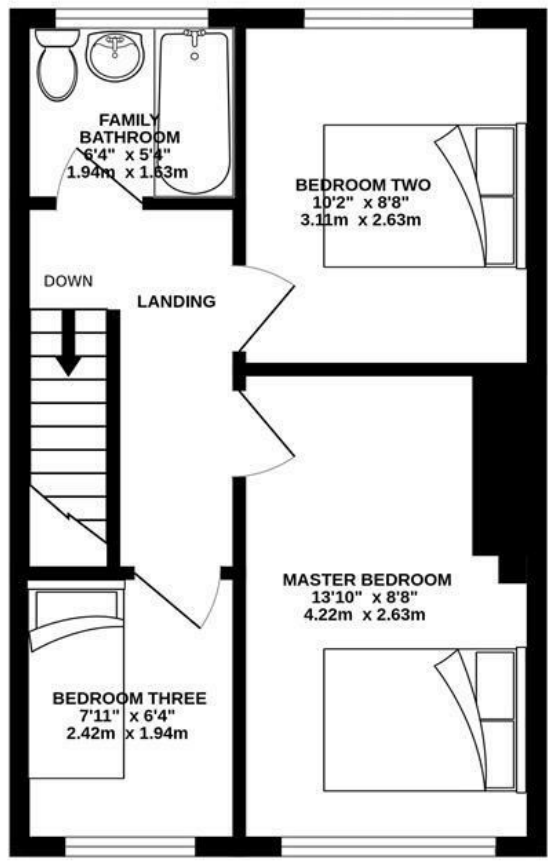
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GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.

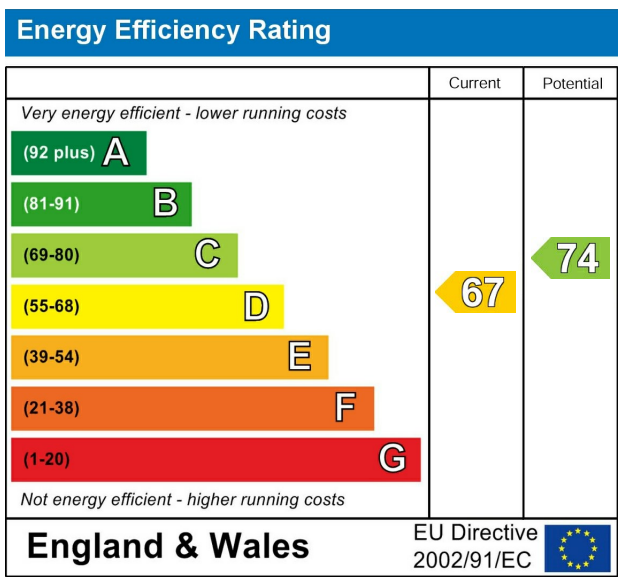


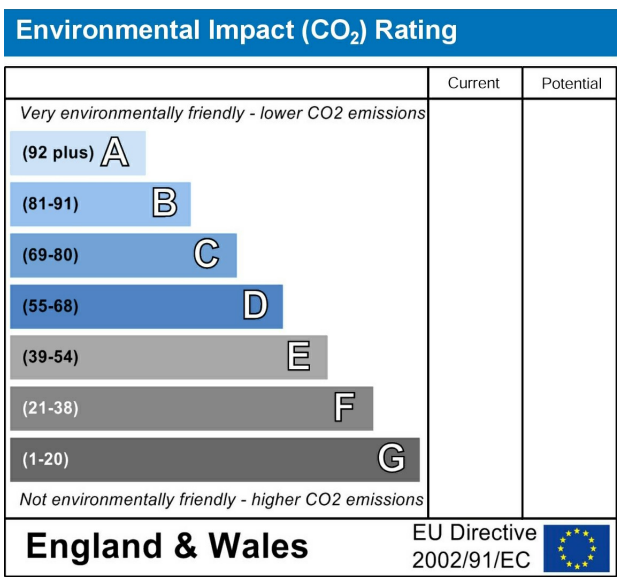


TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.

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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