



## Bluebell Wood, Leyland

Offers Over £200,000

Ben Rose Estate Agents are pleased to present to market this well presented semi detached home, tucked away within a quiet cul-de-sac in the sought after area of Leyland. Offering spacious and versatile accommodation, this property is ideal for families and couples looking for a peaceful yet well connected location. The home is conveniently positioned close to Leyland town centre, providing a wide range of shops, supermarkets, bars, restaurants and highly regarded schools. Excellent transport links include rail services from Leyland with direct routes to Preston, Manchester and Liverpool, as well as regular bus services to Leyland, Preston and Chorley. The nearby M6, M61 and M65 motorways further enhance connectivity for commuters.

Upon entering the property, you are welcomed into an entrance hall that leads through to a spacious and inviting lounge. This comfortable living area benefits from double doors that open into the kitchen and dining room, creating a flexible layout ideal for both everyday living and entertaining. To the rear, the full width kitchen/dining room offers a fitted kitchen with ample storage and workspace, alongside plenty of room for a dining table. French doors open out to the garden, allowing for plenty of natural light and easy indoor-outdoor living.

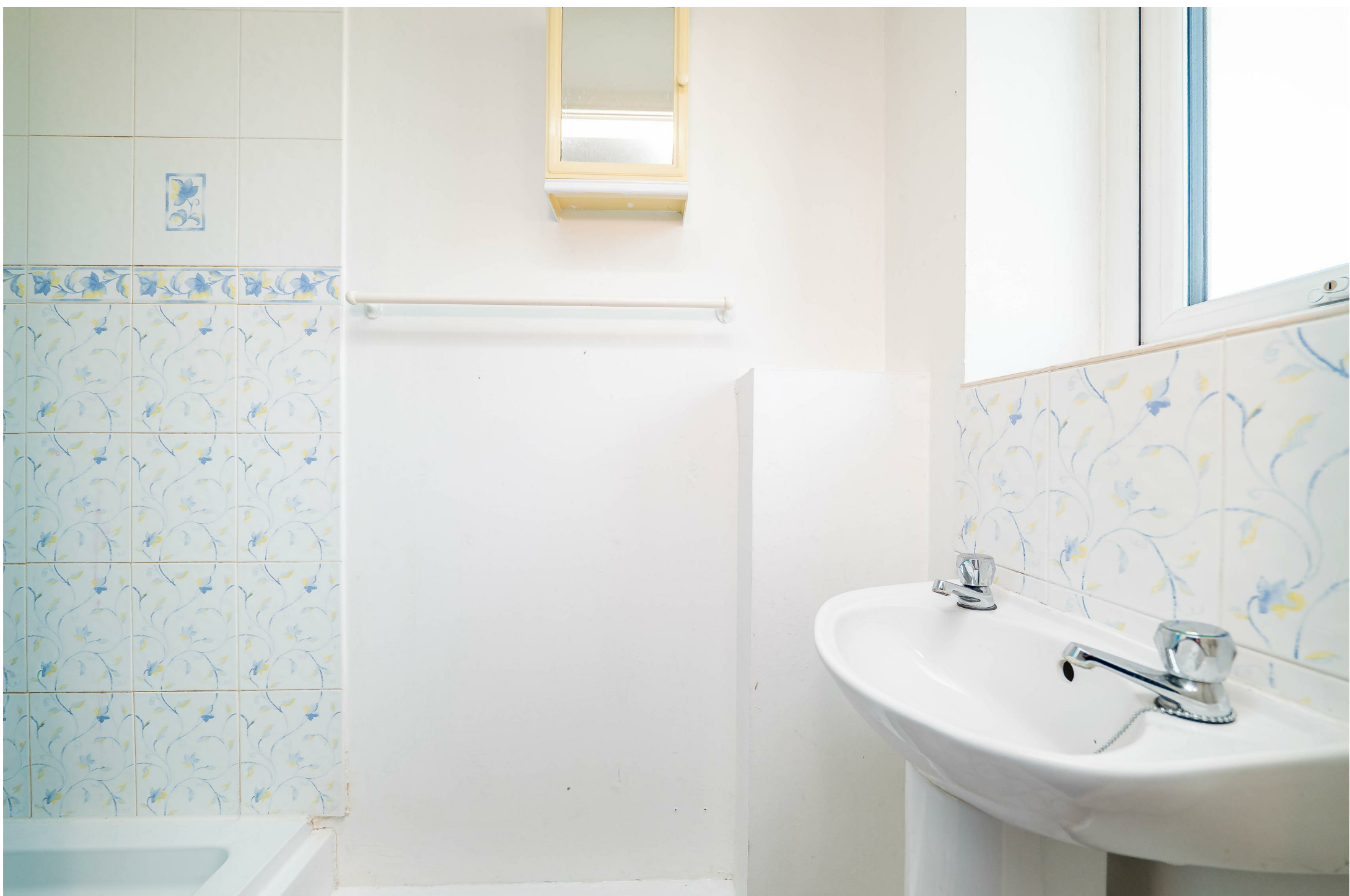
To the first floor, the property offers three well proportioned bedrooms. The master bedroom is a generous double and benefits from its own ensuite shower room. A second double bedroom provides excellent space for family or guests, while the third bedroom is perfectly suited as a nursery, child's room or home office. A modern three piece family bathroom completes the first floor.

Externally, the property benefits from off road parking to the front for up to two vehicles. To the rear is a private garden with high fencing, a large paved patio area ideal for outdoor seating, an artificial lawn for low maintenance, and a garden shed for additional storage. This home offers a fantastic opportunity for buyers seeking comfort, convenience and a desirable setting.





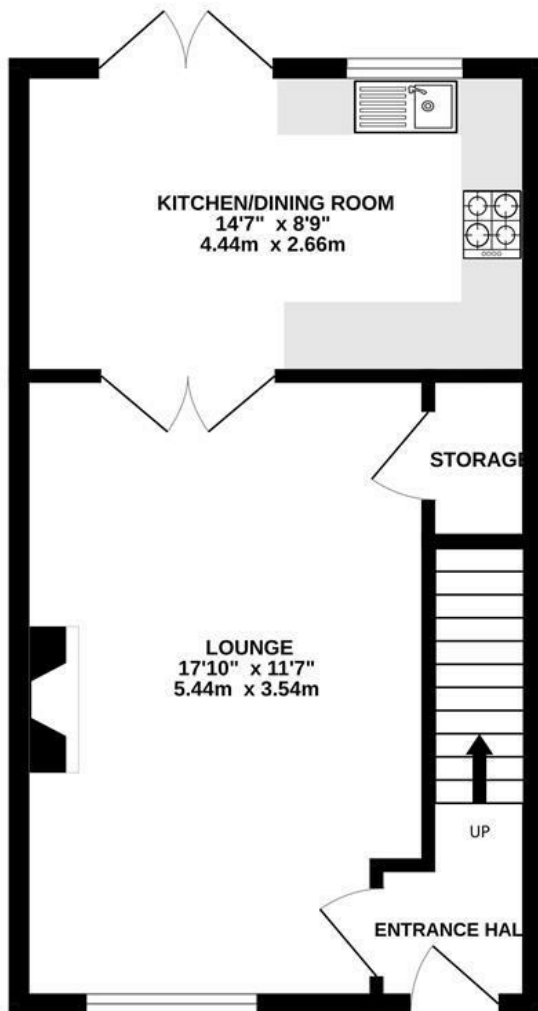




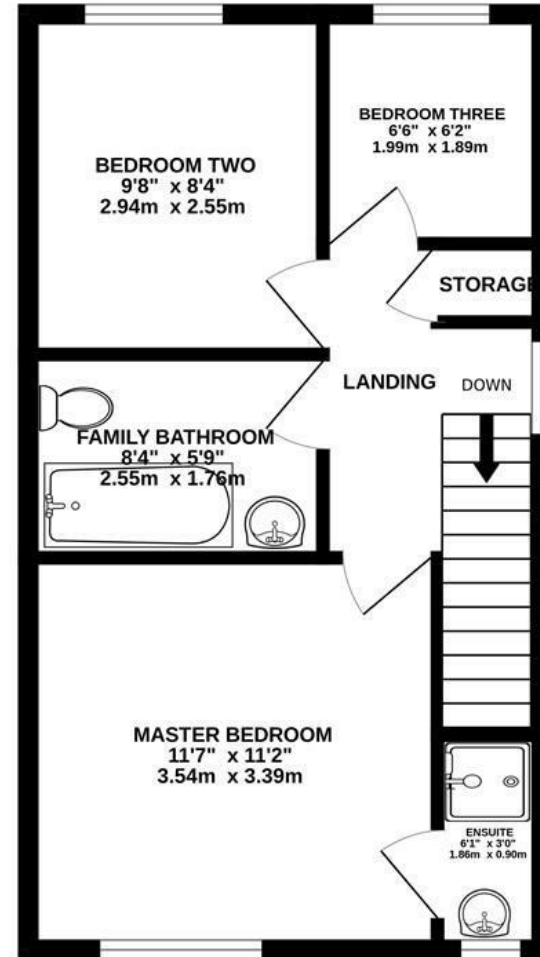




GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.

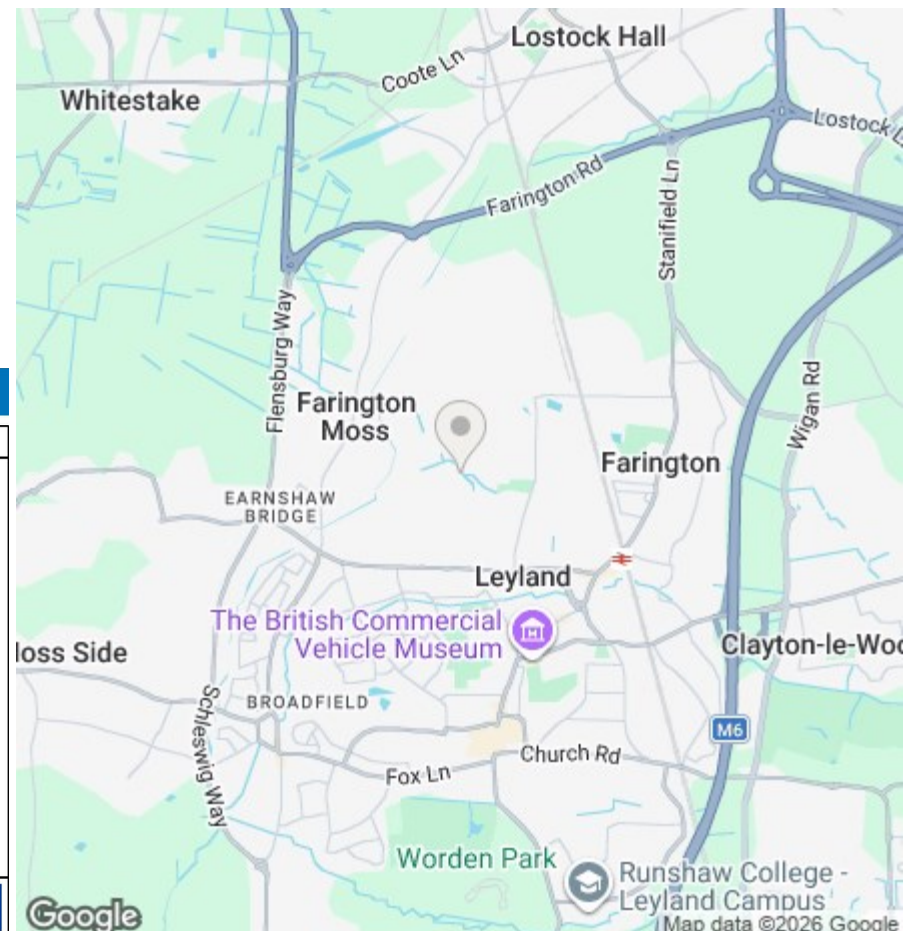


TOTAL FLOOR AREA : 769 sq.ft. (71.4 sq.m.) approx.

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>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>

### 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	