BEN ROSE

The Heritage, Leyland £325,000

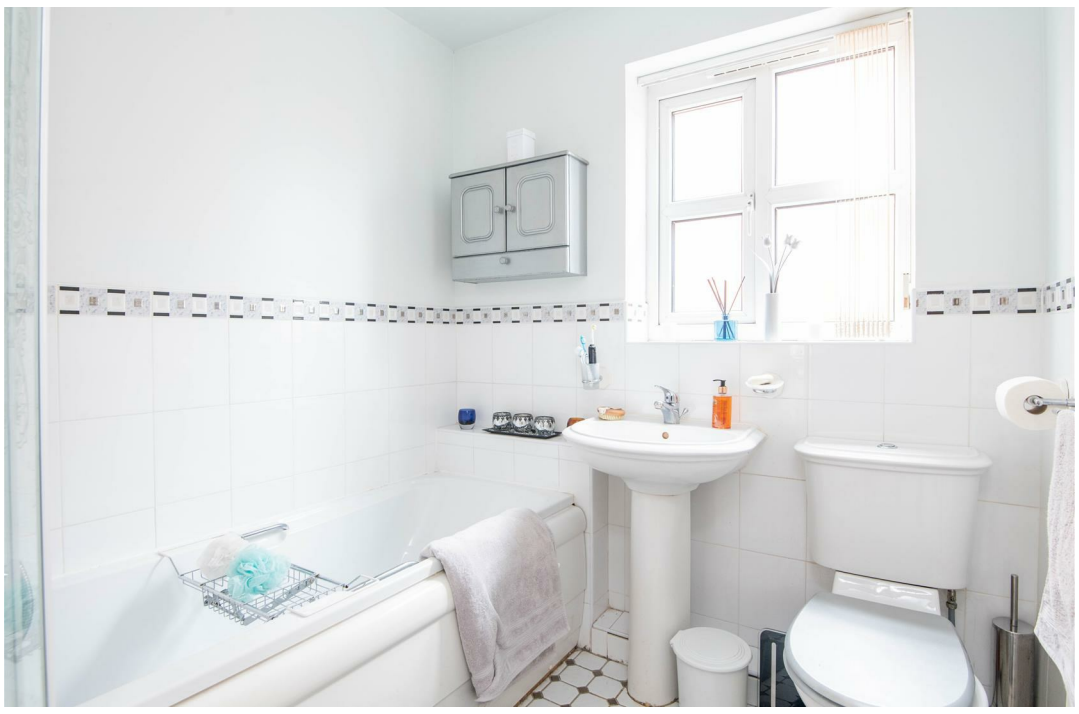
Ben Rose Estate Agents are pleased to present to market this attractive detached four bedroom family home, with no chain, ideally positioned within a popular residential area of Leyland. Offering spacious and versatile accommodation across two floors, the property provides an excellent balance of comfortable living space, practical amenities and attractive outdoor areas, making it particularly well suited to growing families. Leyland itself offers a wide range of everyday amenities including supermarkets, independent shops, cafés, restaurants, schools and leisure facilities, whilst the nearby towns of Chorley and Preston provide further shopping, entertainment and employment opportunities. Excellent travel links are also within easy reach, with Leyland railway station providing services towards Preston, Manchester and Liverpool, whilst the M6 and M61 motorways are readily accessible for those commuting further afield. The surrounding area also benefits from a variety of parks, countryside and family-friendly attractions, offering plenty of opportunities for both recreation and days out.

Entering the property, the welcoming entrance hall provides access to the principal ground floor rooms and sets the tone for the generous accommodation on offer. The bright and inviting lounge provides a comfortable central reception space, featuring a fireplace, useful built-in storage and access into the large conservatory. Extending from the rear of the home, the conservatory enjoys pleasant views over the garden and creates a versatile additional reception space that can be enjoyed throughout the year. The modern kitchen is fitted with a range of units and several integrated appliances, whilst also providing space for a small dining table, making it both practical and sociable. A generously proportioned dining room sits to the front of the home and benefits from a beautiful bay window, providing an attractive setting for family meals and entertaining guests. A convenient ground floor WC completes the main living accommodation, whilst the hallway also provides internal access to the integral garage.

Heading upstairs, the first floor landing provides access to all four bedrooms and the family bathroom. The principal bedroom is a particularly spacious retreat, benefiting from multiple windows which flood the room with natural light, along with built-in storage and its own shower en suite for added convenience. The second bedroom is another well-proportioned double and benefits from built-in wardrobes, whilst the third bedroom offers further generous accommodation. The fourth bedroom is currently utilised as a dressing room for the master bedroom, but provides a versatile space that could equally serve as a bedroom, home office, nursery or hobby room depending on the needs of the new owners. Completing the first floor is a well-presented three-piece family bathroom, comfortably serving the remaining bedrooms.

Externally, the property is approached via a double driveway providing ample off-road parking for two vehicles and leading directly to the integral garage, whilst a small front lawn with mature bushes adds greenery and attractive kerb appeal. To the rear, the good-sized enclosed garden provides a pleasant private setting for family life and outdoor entertaining, featuring a generous lawn, fenced boundaries, mature flower beds and a paved seating area ideal for outdoor furniture. To the far end of the garden is a charming pergola with a small bistro set, creating a lovely spot to sit and enjoy the garden during warmer months. Overall, this is a well-proportioned and versatile family home, combining four bedrooms, multiple reception spaces, useful storage and attractive gardens with excellent access to Leyland's amenities and wider transport network. Being offered with no onward chain, the property presents a superb opportunity for families looking to settle within this sought-after area.

AEG



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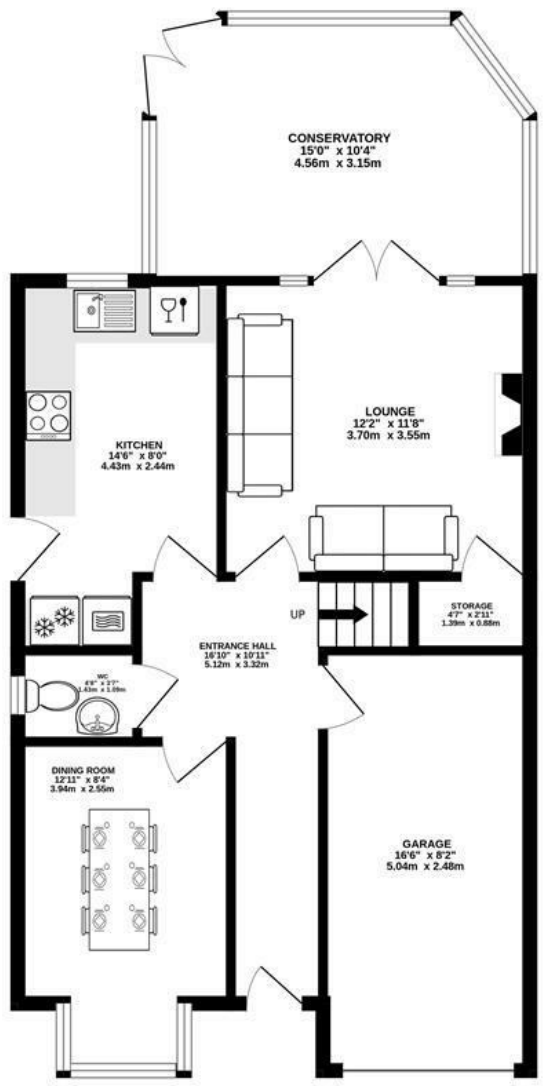
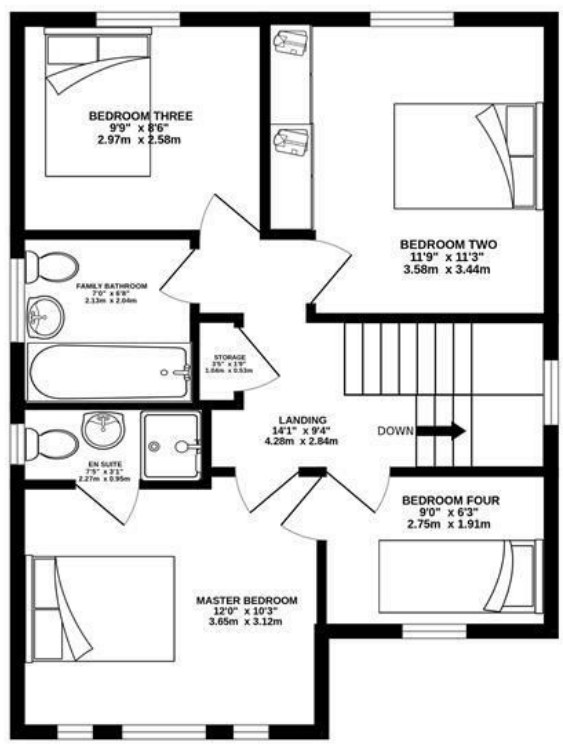
GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 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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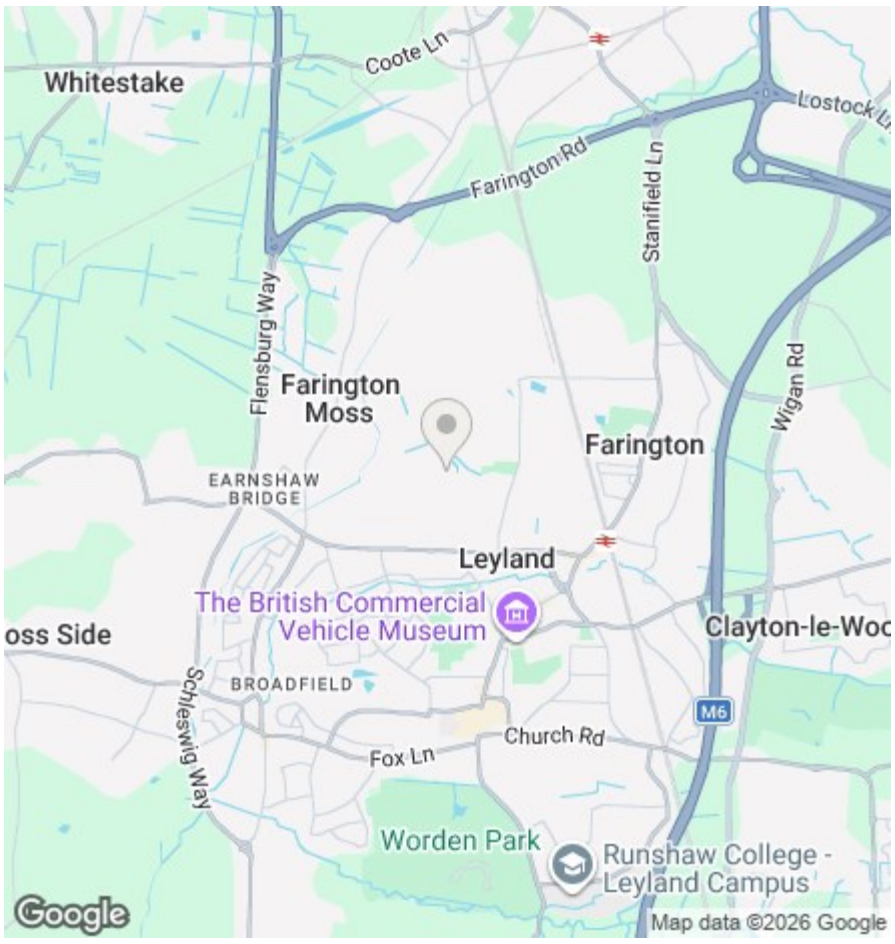
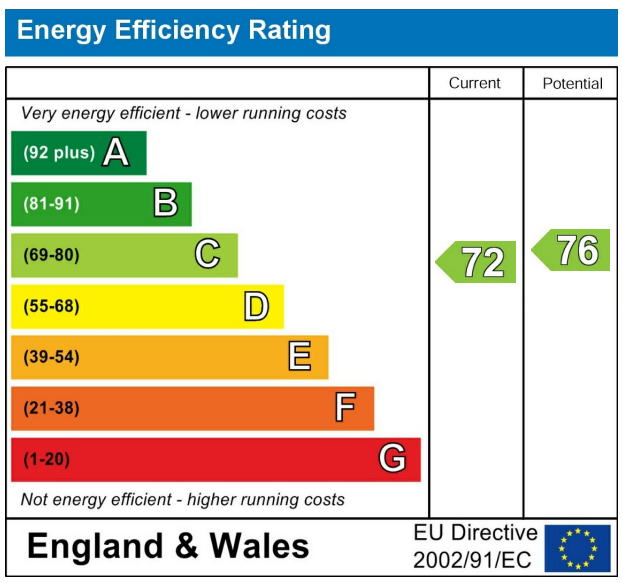
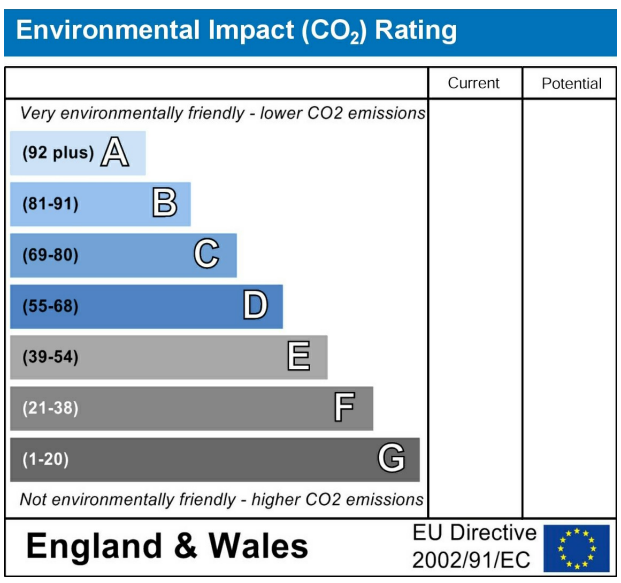
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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