



## Kings Court, Leyland

**Offers Over £130,000**

Ben Rose Estate Agents are pleased to present to market this well-maintained semi detached bungalow, ideally suited to couples, those looking to downsize, or buyers aged 55 and over. Situated in a sought-after area of Leyland, the property enjoys a convenient and peaceful setting while remaining close to Leyland town centre, which offers a range of local shops, cafés, bars, restaurants and essential amenities. Excellent transport links are close by, including Leyland train station with services to Preston, Manchester and Liverpool, regular bus routes to Leyland, Preston and Chorley, and easy access to the M6, M61 and M65 motorways.

Entering the bungalow via the porch, you are welcomed into a bright entrance hall which provides access to the main living areas. To the front of the property is a spacious and comfortable lounge, offering an inviting space to relax and unwind. To the rear, the fitted kitchen is both practical and well laid out, complete with a washing machine and fridge/freezer, and enjoys views over the rear garden.

The accommodation continues with a generous double master bedroom positioned to the rear of the bungalow, benefitting from built-in wardrobe storage. Completing the interior is a modern three-piece shower room, recently refreshed with new flooring and contemporary wall panels, adding to the move-in-ready feel of the home. The property has been tastefully decorated throughout and further benefits from new carpets and flooring.

Externally, the property features a neat front garden laid mainly to lawn with established shrubs, enhancing its kerb appeal. To the rear is a pleasant lawned garden, offering a private and low-maintenance outdoor space. In conclusion, this attractive bungalow presents an excellent opportunity for buyers seeking comfortable, single-level living in a convenient and desirable Leyland location.

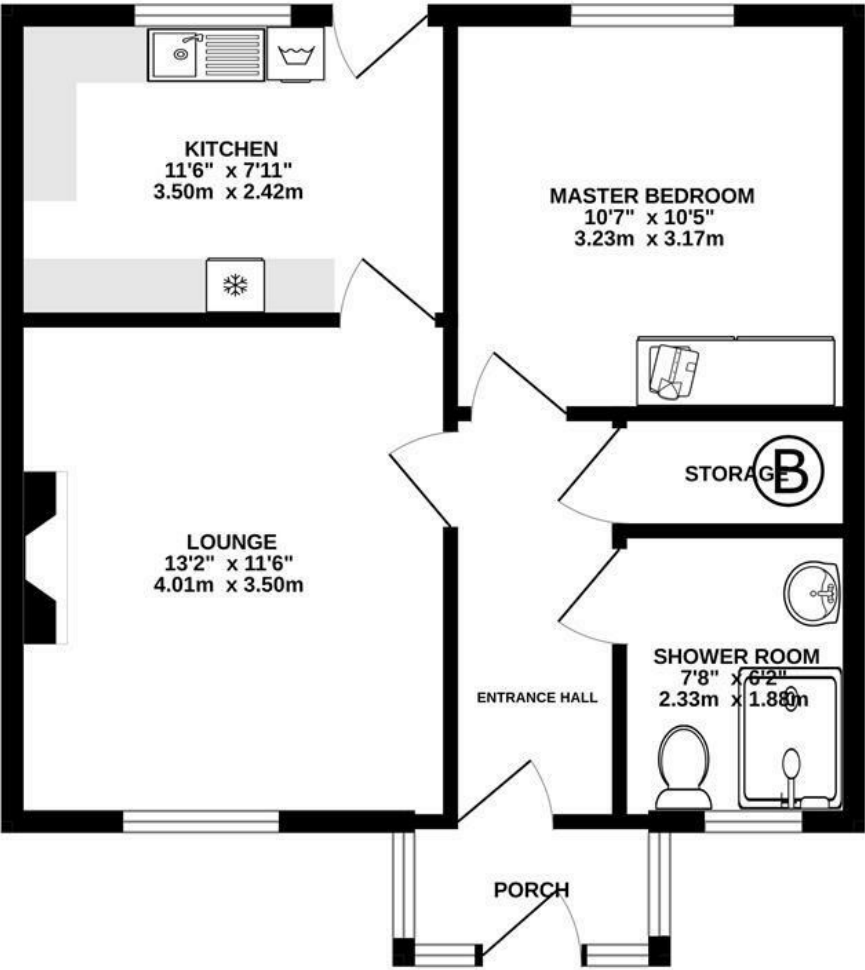






# BEN ROSE


GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (45.0 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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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	<div>58</div>	<div>92</div>
(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 