



Austin Close, Leyland

Offers Over £400,000

Ben Rose Estate Agents are delighted to present to the market this beautifully extended four-bedroom detached home, nestled towards the end of a peaceful cul-de-sac in Leyland. Set in a tranquil location with no through traffic, the property enjoys close proximity to the award-winning Worden Park, making it a perfect retreat for families. Ideally positioned within the catchment area for the highly regarded Balshaw's High School and near to Runshaw College, it also benefits from nearby supermarkets and excellent transport links, with easy access to Preston as well as the M6 and M61 motorways.

Upon entering, you are welcomed into a spacious entrance hallway that seamlessly opens into a modern, open-plan kitchen. The kitchen/breakfast room is a contemporary space, thoughtfully designed with a large central island that includes a built-in wine cooler and seating for four. Ample wall and base units provide generous storage, complimented by integrated appliances including a hob, oven, and dishwasher, while still offering room for additional freestanding appliances. The kitchen flows effortlessly into the expansive dining and lounge area—a truly impressive family space featuring tall ceilings, skylights, and bi-folding doors that flood the room with natural light and create a harmonious connection to the rear garden. A stylish multi-fuel fire adds warmth and charm to the lounge area, enhancing the relaxed, open-plan atmosphere.

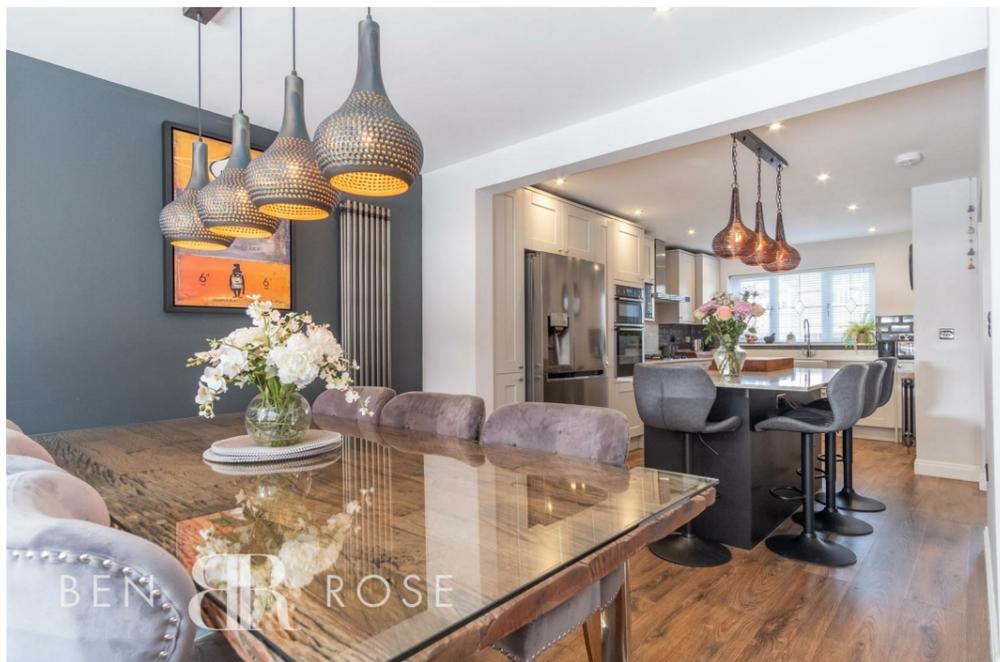
Adjacent to the dining area is a sleek, modern shower room and an additional reception room, currently used as a versatile family room. This space would easily serve as a home gym, office, or children's playroom, complete with patio doors that open onto the garden, further enhancing the home's indoor-outdoor living appeal. The utility room is accessible from the kitchen and is positioned at the front of the house, offering external side access—ideal for day-to-day convenience.

Upstairs, the home continues to impress with four generously sized bedrooms. The master bedroom is particularly spacious, while bedrooms two and three are also well-proportioned doubles. A bright and open landing overlooks the main living area below, and the family bathroom is finished to a high standard, featuring a modern three-piece suite with an over-the-bath shower.

Outside, the south-facing rear garden is a beautifully landscaped haven, complete with artificial lawn, decking, and patio areas, all enclosed by tall fencing to ensure privacy and security. The front of the property offers a large driveway with space for up to four vehicles. Situated in a quiet and desirable cul-de-sac, this home is ideally suited for families seeking both space and comfort in a prime Leyland location.







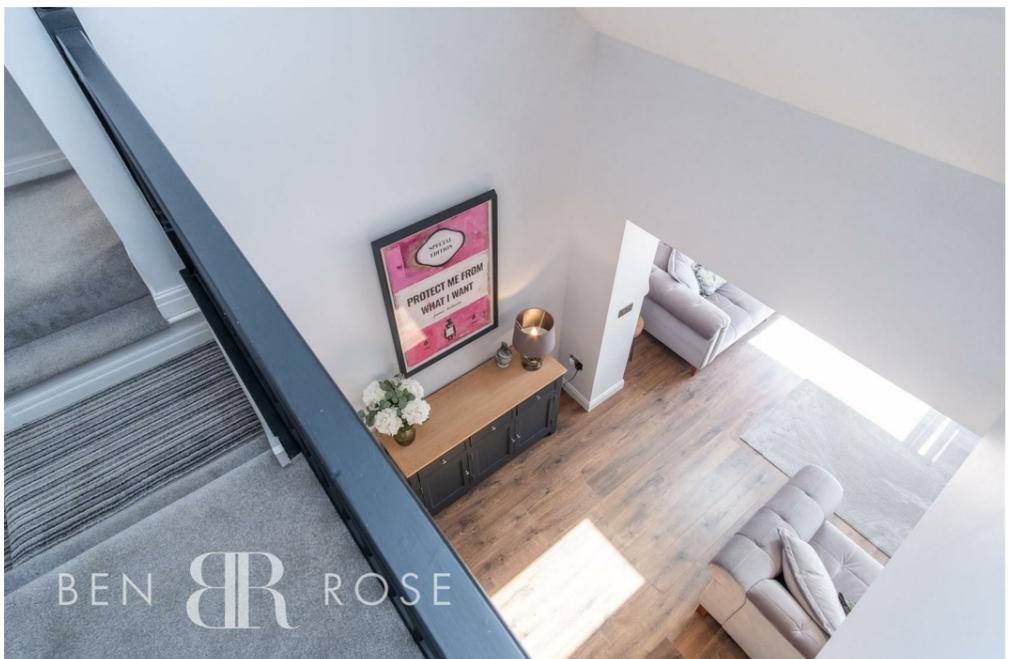


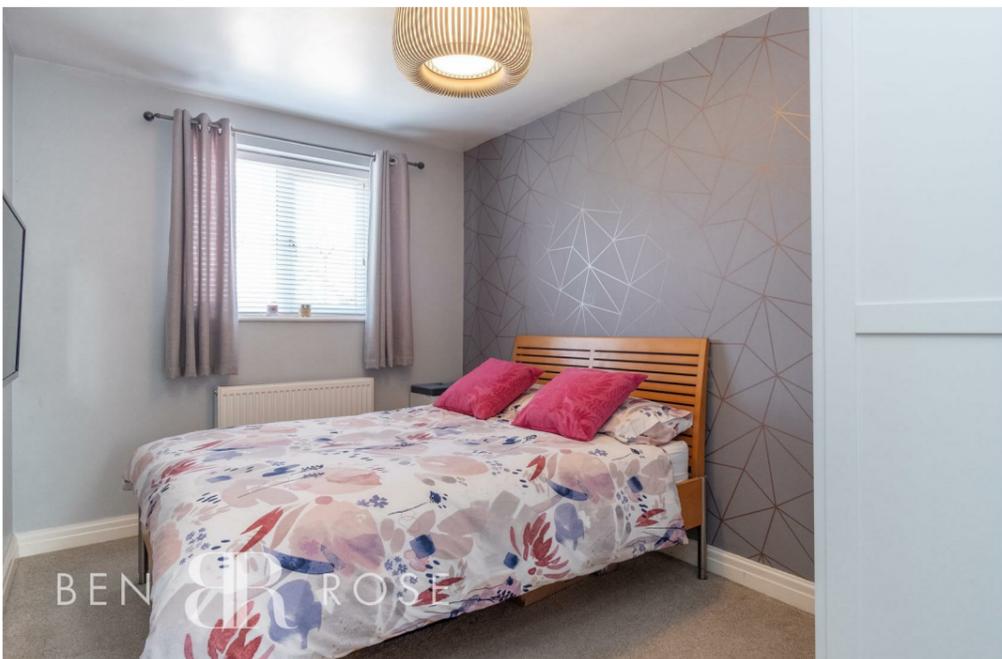


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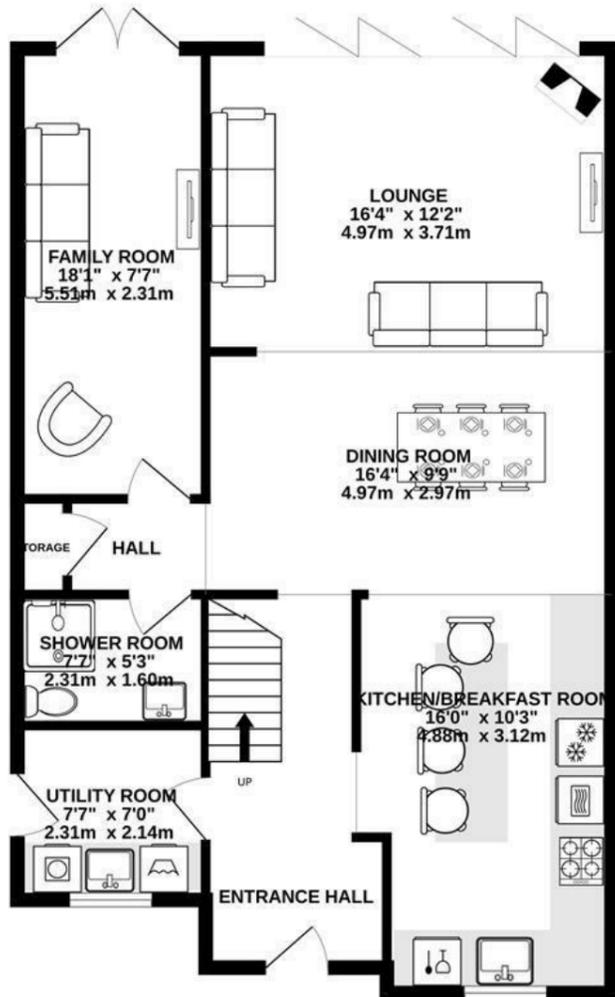




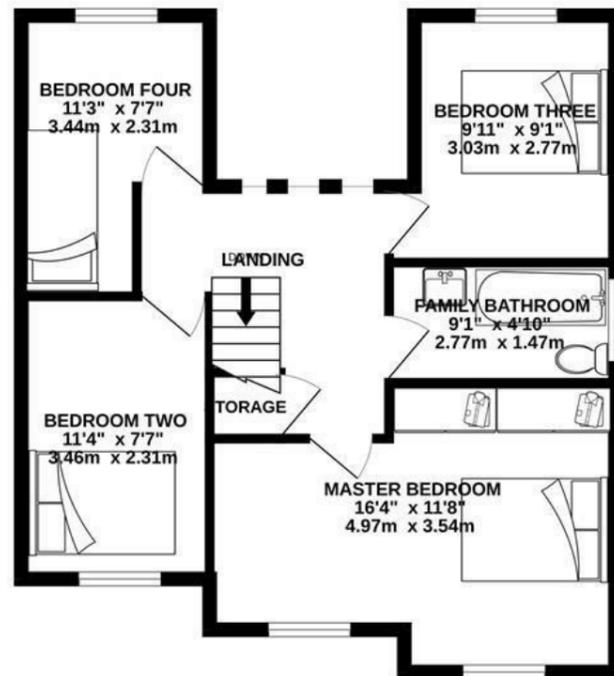




GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.

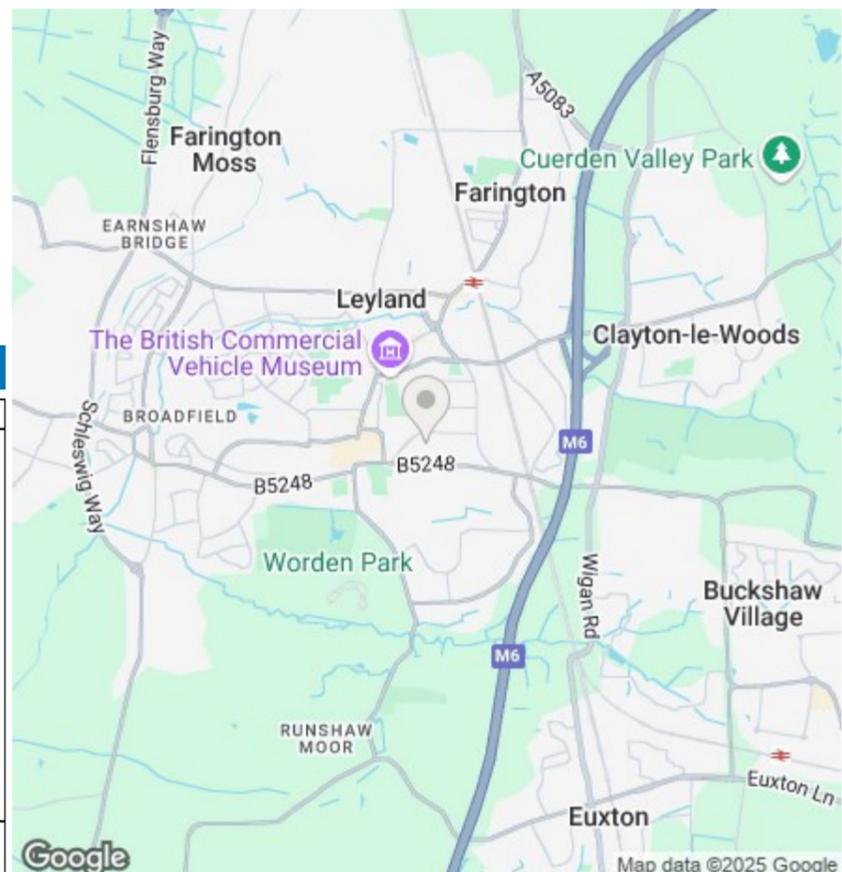


TOTAL FLOOR AREA : 1398 sq.ft. (129.9 sq.m.) approx.

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	74	81
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	