



## Lowther Crescent, Leyland

Offers Over £200,000

Ben Rose Estate Agents are pleased to present to market this well presented, three bedroom, semi detached property situated on a sought after estate in Leyland. The property is located only a short drive to Leyland town centre and its superb local schools, shops and amenities with fantastic travel links from Leyland train station and the nearby M6 and M61 motorways.

The property has been fully renovated throughout, featuring a newly fitted kitchen and bathroom, new carpets on the stairs and upper floor, and a new boiler to enhance energy efficiency.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the left, you'll find the spacious lounge, featuring a stylish media wall, a large front-facing window, and access to under-stairs storage. The lounge seamlessly flows into the open-plan kitchen and dining area at the rear. This light and airy space boasts a newly fitted kitchen with integrated appliances, while the dining area provides ample room for a family dining table, with sliding patio doors leading to the rear garden.

Upstairs, there are three well-proportioned bedrooms, two of which are doubles. The modern three-piece family bathroom, complete with an over-the-bath shower, completes this floor.

Externally, the property benefits from a well-maintained front garden and a private driveway with an EV charging point. The driveway extends through double gates to a single detached garage, which has been upgraded with a newly installed roof and an electric up-and-over door. The generously sized rear garden features a neatly laid lawn and a paved patio with recently installed fencing for added privacy.

Viewing at earliest convenience is highly recommended to avoid any potential disappointment.





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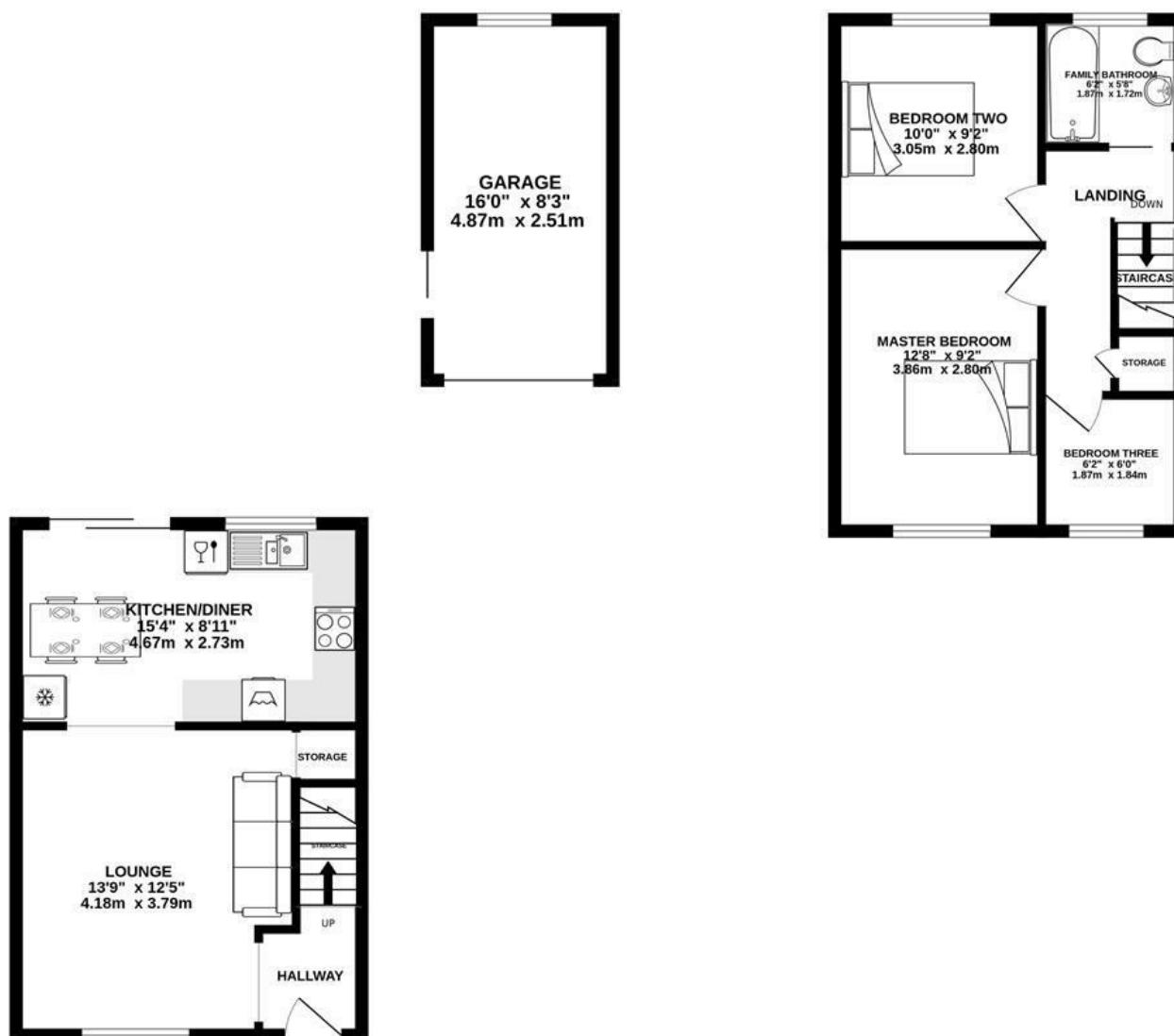




# BEN ROSE

GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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.  
Made with Metropix 62025.



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		
(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		

