BEN ROSE



Leyland Lane, Leyland

Offers Over £235,000

Ben Rose Estate Agents are pleased to present to market this extended, three-bedroom semi-detached property, ideally situated not far from Leyland town centre. This versatile home would be perfectly suited to a small family, those looking to downsize, or buyers seeking flexible accommodation within easy reach of everyday amenities. Conveniently positioned close to excellent local shops, reputable schools and a range of leisure facilities, the property also benefits from fantastic travel links via Leyland train station and the nearby M6 and M61 motorways, providing straightforward access to surrounding towns and cities.

Stepping inside, you are welcomed via the inviting reception hall. The ground floor accommodation comprises of a modern three-piece family bathroom featuring an over-the-bath shower, along with a comfortable lounge centred around a charming feature fireplace. The lounge flows effortlessly into the bright and spacious open-plan kitchen and family room extension, creating an ideal setting for both everyday family life and entertaining guests. The kitchen offers some integrated appliances as well as space for other freestanding appliances, complemented by ample work surfaces. The family room is generously proportioned, easily accommodating a large family dining table whilst also lending itself to use as an additional reception space. Two skylights flood the room with natural whilst French doors open directly onto the rear garden, enhancing the connection between indoor and outdoor living.

To the first floor, you will find three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, providing useful storage, whilst bedrooms two and three enjoy pleasant views overlooking the impressive rear garden and tree line beyond.

Externally, the property continues to impress. To the front is a gravel driveway providing off-road parking for up to three vehicles, with the added benefit of additional visitor parking bays available on the street. To the rear, a substantial garden extends towards the mature tree line at the far end, offering a wonderful degree of privacy. A sizeable flagged patio provides the perfect space for outdoor dining and relaxation, with plenty of room for garden furniture, making this an ideal setting to enjoy throughout the warmer months. You'll even find a versatile garden room that has power and lighting, proving potential uses such as a bar, gym or home office. This delightful home combines a central Leyland location with spacious and versatile accommodation, creating an excellent opportunity for a wide range of buyers.





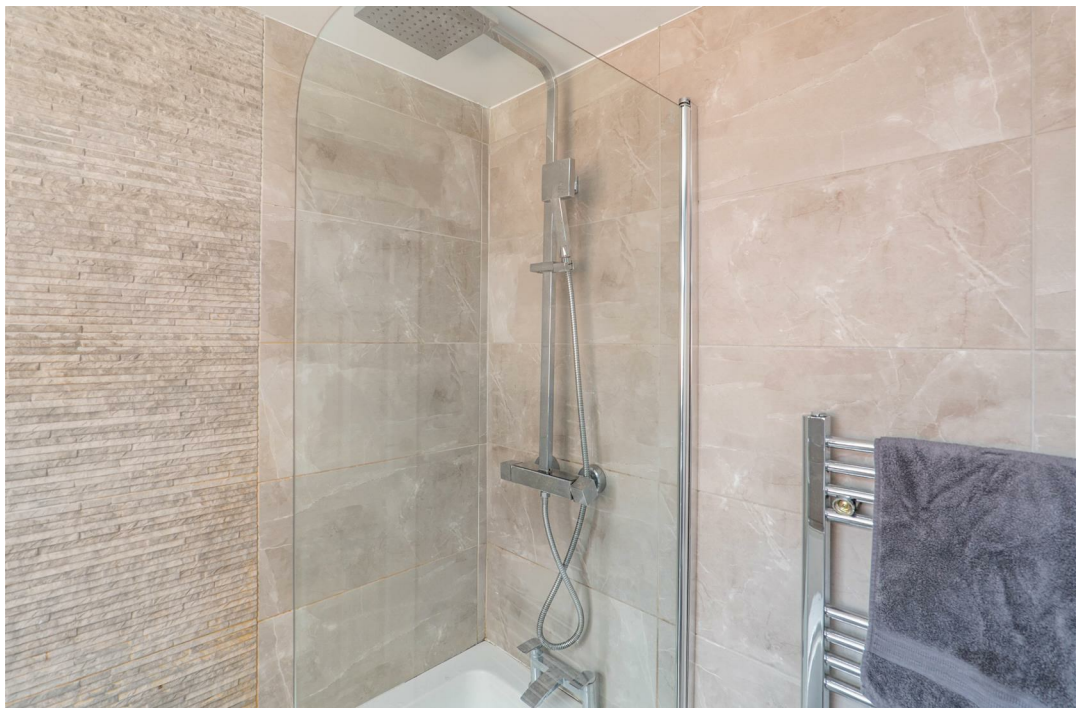




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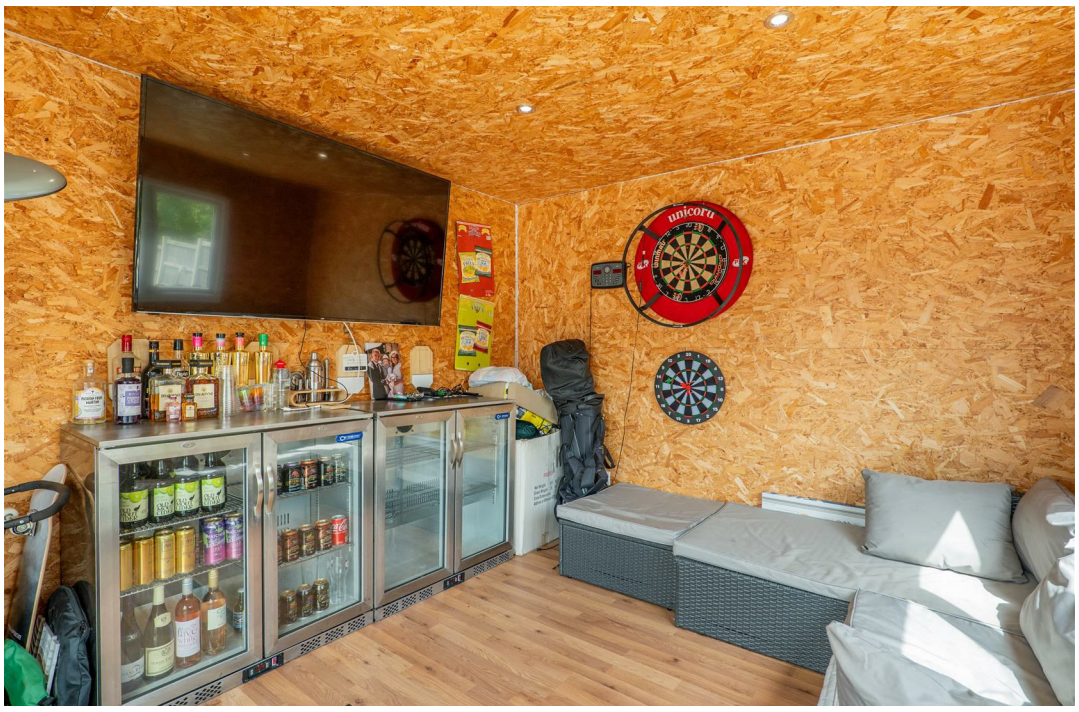





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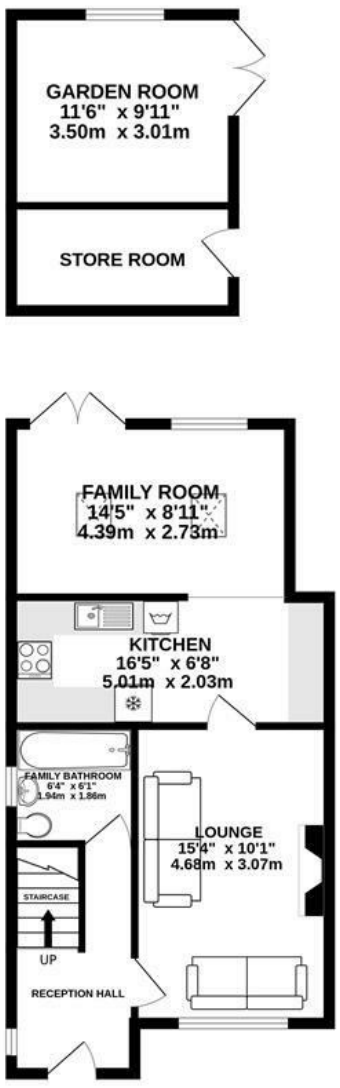




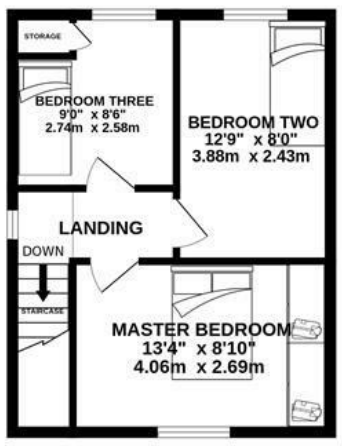
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GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.

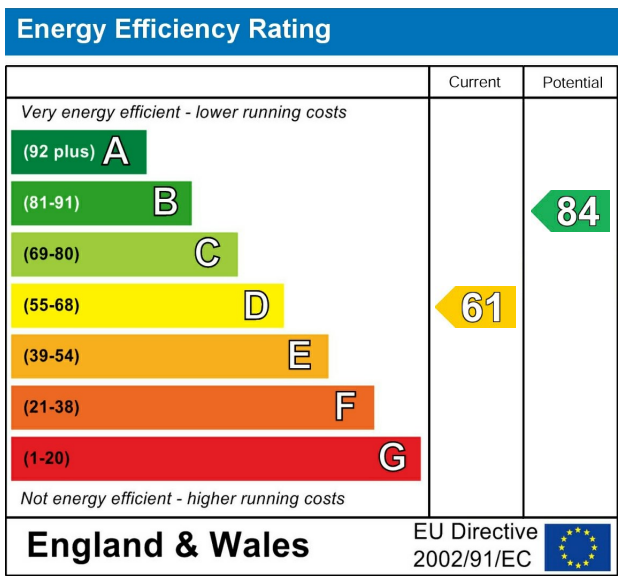


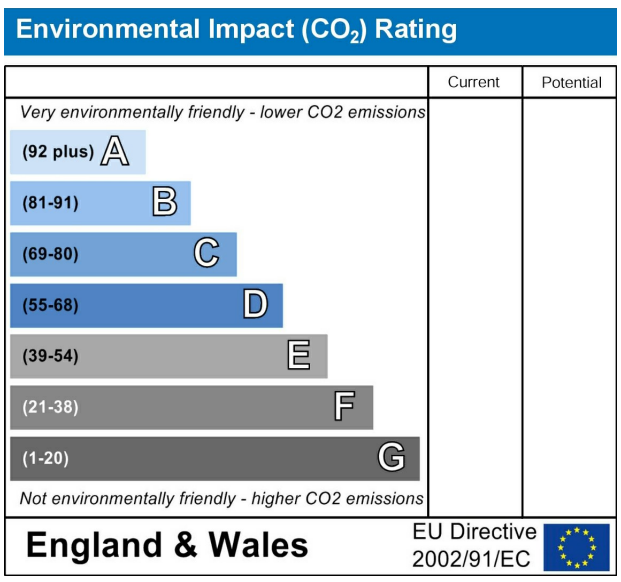
TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.

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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