BEN ROSE



Wigan Road, Leyland

Offers Over £135,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom 50ft x 20ft Wessex Canford Park home, situated within the pleasant Croft Park development in Leyland. This exclusive residential location is strictly for over-45s only, offering a low-maintenance, energy-efficient lifestyle within a welcoming and secure community.

The home is conveniently located just a short drive from Leyland and Chorley town centres and is surrounded by excellent local amenities including supermarkets and shops. Fantastic travel links are also close by via nearby bus routes and easy access to the M6 and M61 motorways.

Stepping into the home, you will find yourself in the welcoming entrance hallway where a convenient cloakroom is located. Directly ahead you will enter the spacious lounge, which features a central fireplace and dual-aspect windows allowing plenty of natural light to flow through. Double doors lead through to the stunning open-plan kitchen/diner. The contemporary fitted kitchen offers ample storage with integrated appliances including a fridge, freezer, double oven, hob, and dishwasher. The dining area provides plenty of space for a family dining table. Just off the kitchen is a practical utility room offering additional storage, an integrated washing machine, and single-door access to the rear.

Continuing through the home, you will find a useful study with a built-in desk, ideal for home working, along with two well-proportioned double bedrooms. The master bedroom boasts a walk-in dressing room and a private en-suite shower room, while bedroom two also benefits from integrated storage. A stylish three-piece family shower room completes the internal layout.

Externally, the home features a modern frontage and benefits from an allocated parking space for one vehicle. To the rear is a generously sized, private garden which is beautifully secluded and offers a low-maintenance outdoor retreat—perfect for relaxing or entertaining.

Early viewing of this property is highly recommended. The site fees are currently £183.40 per month (£2188.80 annually) and are reviewed each year around August. 10% commission of sale is also due to the park owners.












BISCUITS





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KENWOOD





















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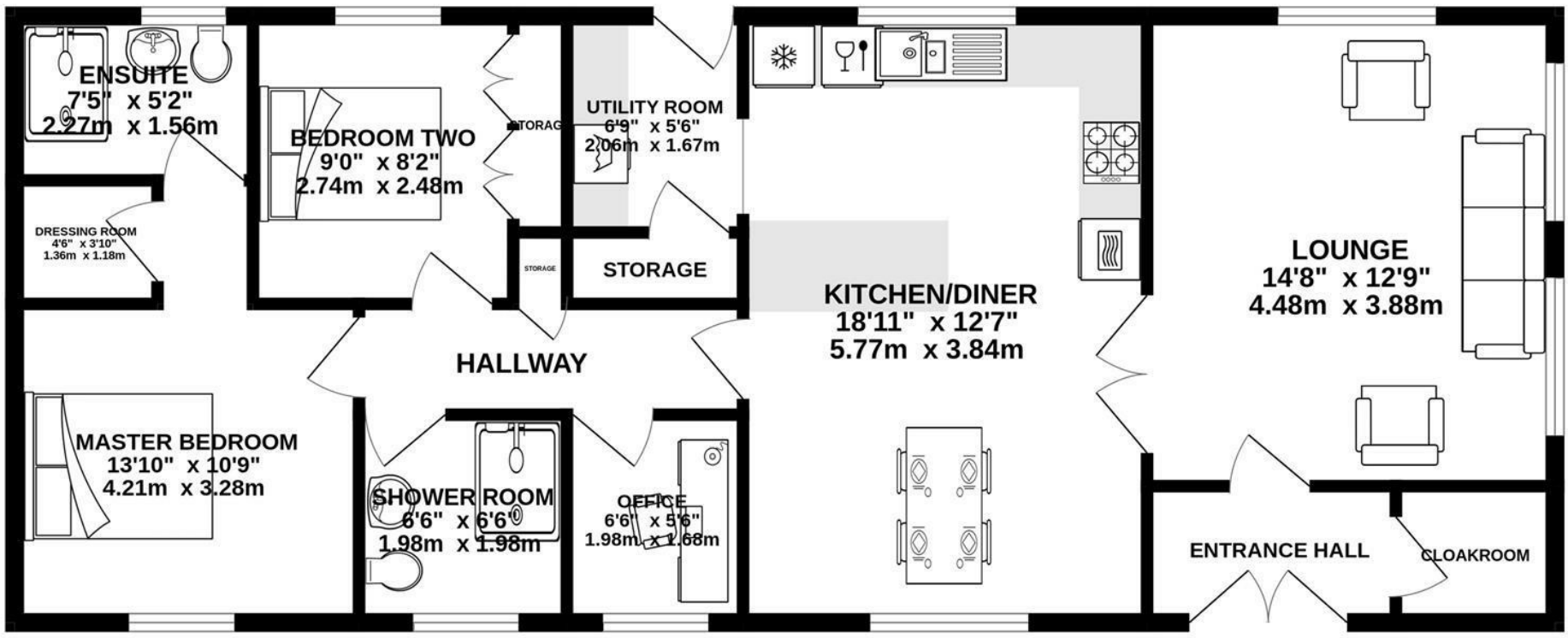
GROUND FLOOR
911 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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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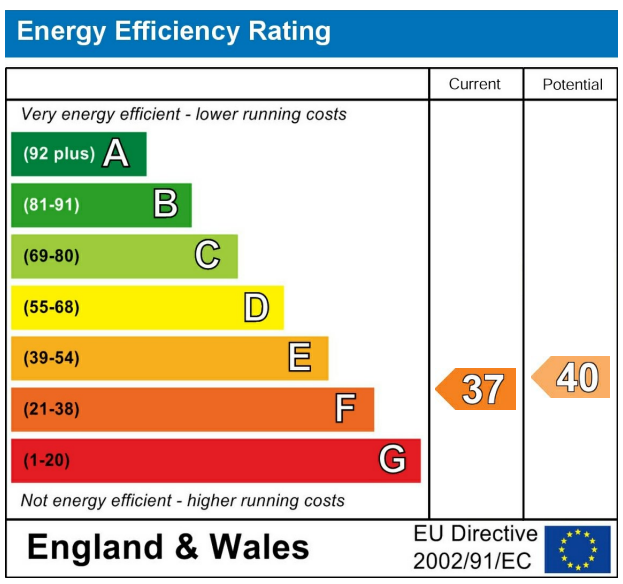
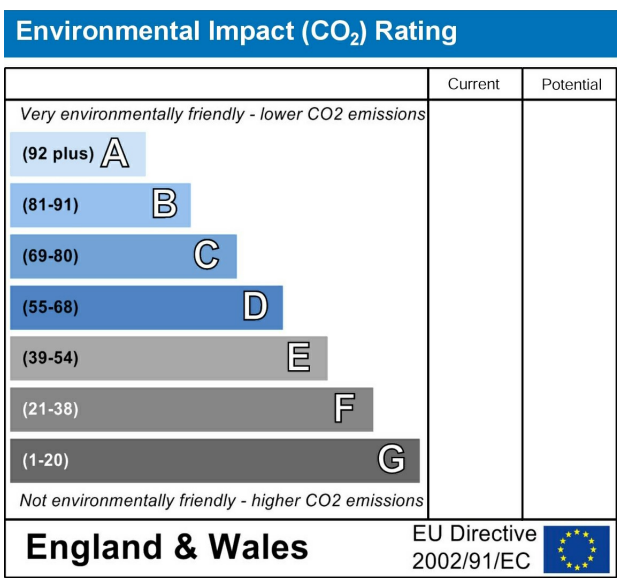
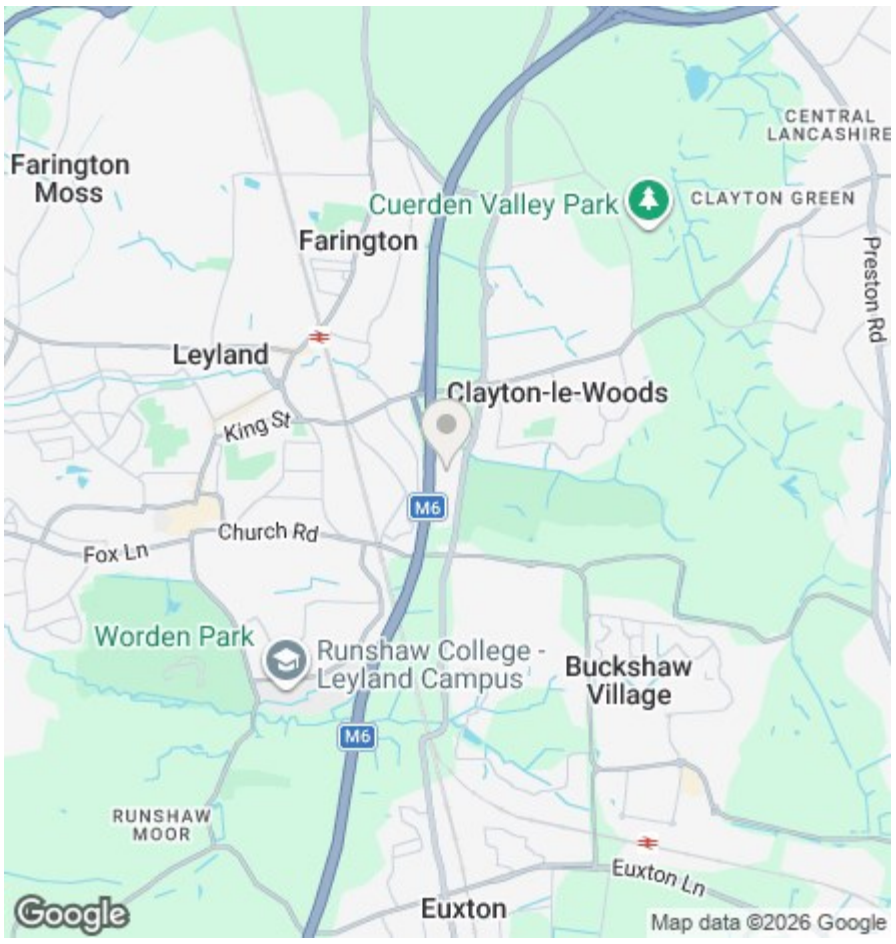
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements 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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