



Edgehill Crescent, Leyland

Offers Over £140,000

Ben Rose Estate Agents are pleased to present to market this thoughtfully extended two bedroom, semi-detached property in a sought after area of Leyland. This would make the ideal home for a first time buyer looking to get a foot onto the property ladder. The property is ideally placed only a short walk into the town of Leyland and is surrounded by superb local schools, supermarkets and amenities. There is also fantastic travel links via the nearby train station and the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall leading immediately into the spacious lounge. Here you'll find a large fronted bay window, access to the under stair storage and remainder of ground floor rooms. Moving through to the rear, the spacious open plan kitchen/diner comprises of ample wall and base units with room for freestanding appliances and a large family dining table. This room receives an abundance of light from dual aspect windows and allows external access to the rear garden via a set of patio doors. Also found just off the kitchen is a large storage room, with potential to convert into a utility and conveniently located WC.

Upstairs you'll find two good sized double bedrooms with the master benefiting from fitted storage. Completing the interior of this lovely home is a three piece family bathroom with an over the bath shower.

Externally, to the front of the property is driveway with off road parking for two vehicles. To the rear, south facing landscaped garden can also be accessed via the side of the home and comprises of both a laid lawn and decking area, with plenty of room for outdoor seating and storage.









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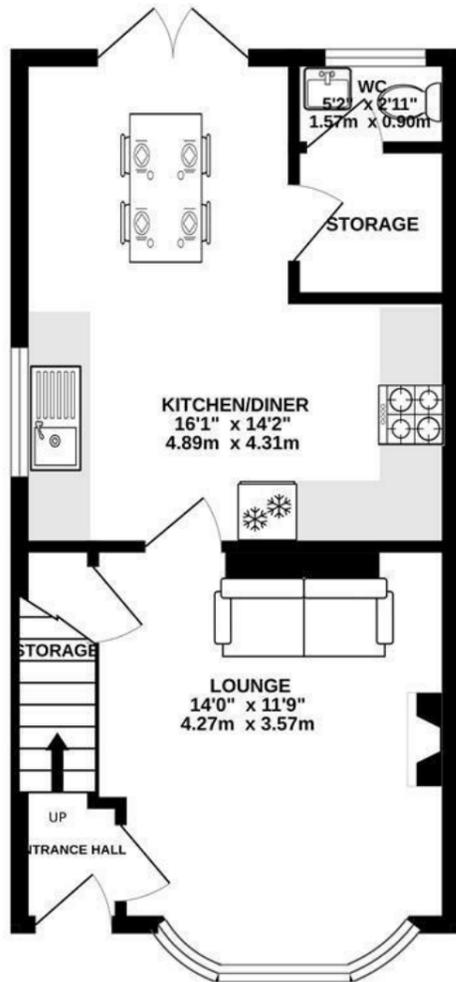


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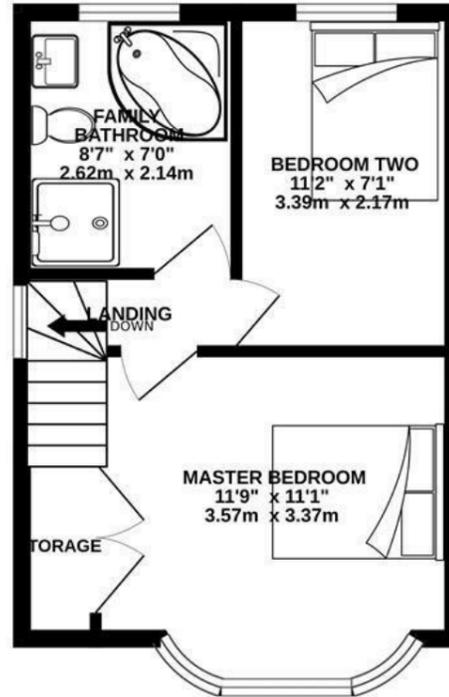


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GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.

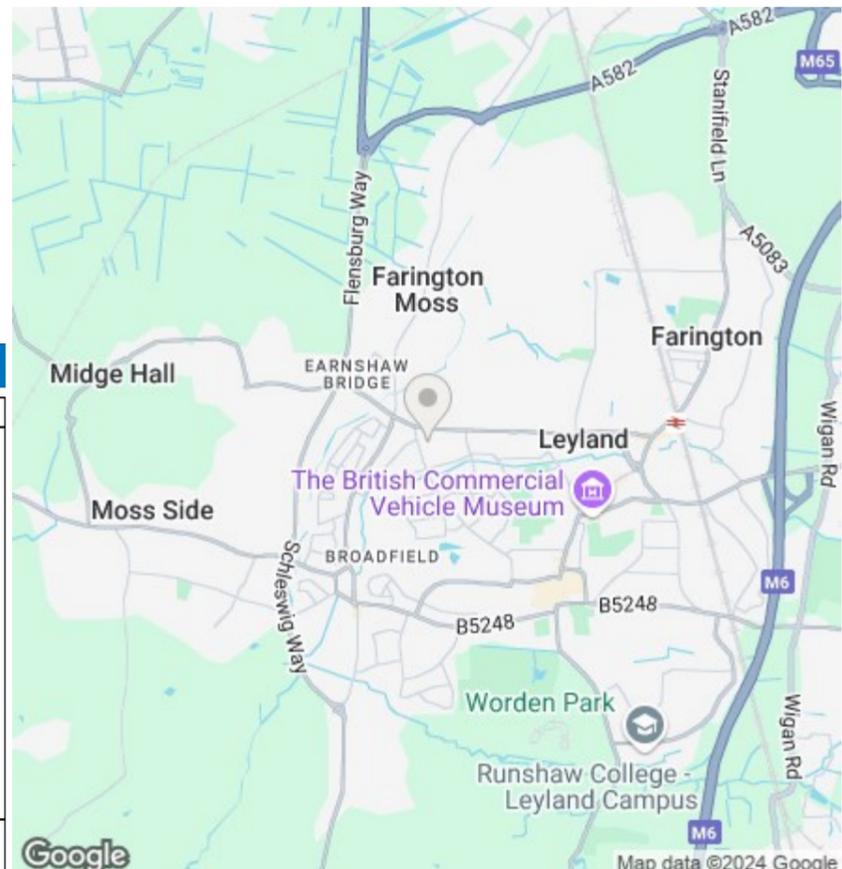


TOTAL FLOOR AREA : 708 sq.ft. (65.8 sq.m.) approx.

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.
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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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	83
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	