



## Egerton Road, Leyland

Offers Over £210,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached family home, located in a peaceful neighbourhood just a short walk from Leyland town center. Ideal for small families, this well presented property offers the perfect balance of modern living with stylish interior design. The home is situated close to local amenities, including shops, schools, and restaurants, with excellent travel links nearby. The M6 and M65 motorways are just a short drive away, providing easy access to Preston, Chorley, and surrounding towns. For those who commute, Leyland train station and frequent bus services are close by, making this a well-connected location.

As you enter the property, you're welcomed by a spacious, well-proportioned lounge that is highlighted by a modern electric fireplace and a large bay window, keeping the room flooded with natural light. Towards the rear, the open-plan kitchen and dining area is ideal for both family gatherings and entertaining, with an abundance of wall and base units, integrated appliances including an oven hob, and integrated fridge, as well as room for a four-person dining table. The dining area features double patio doors that allow seamless access to the rear garden. Completing this floor is a convenient WC for extra practicality.

Moving upstairs, the first floor houses three well-sized bedrooms. The master bedroom boasts its own three piece ensuite for added convenience and privacy. The landing provides access to the family bathroom that completes this floor with a three-piece suite.

Externally, the property features a driveway allowing off the road parking. The rear garden offers a private retreat with a mix of patio and grassed area that captures the sun throughout the day making for the perfect place for outdoor entertaining. This cosy, well finished family home is an ideal choice for small families or couples looking for a modern house in a desirable location.





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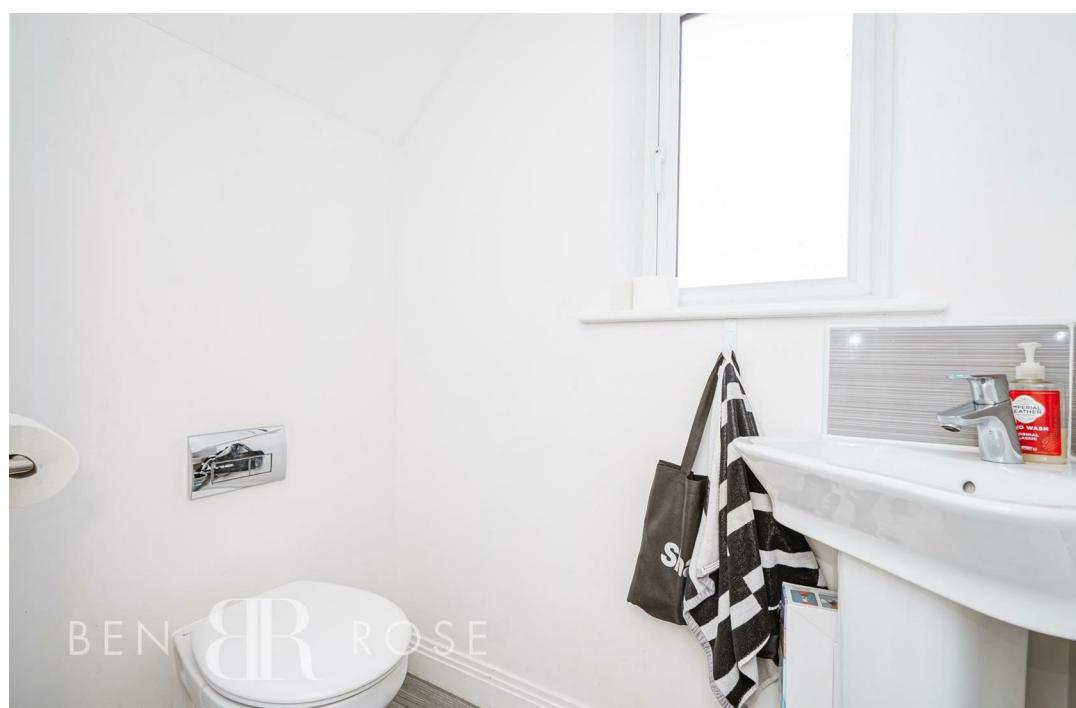
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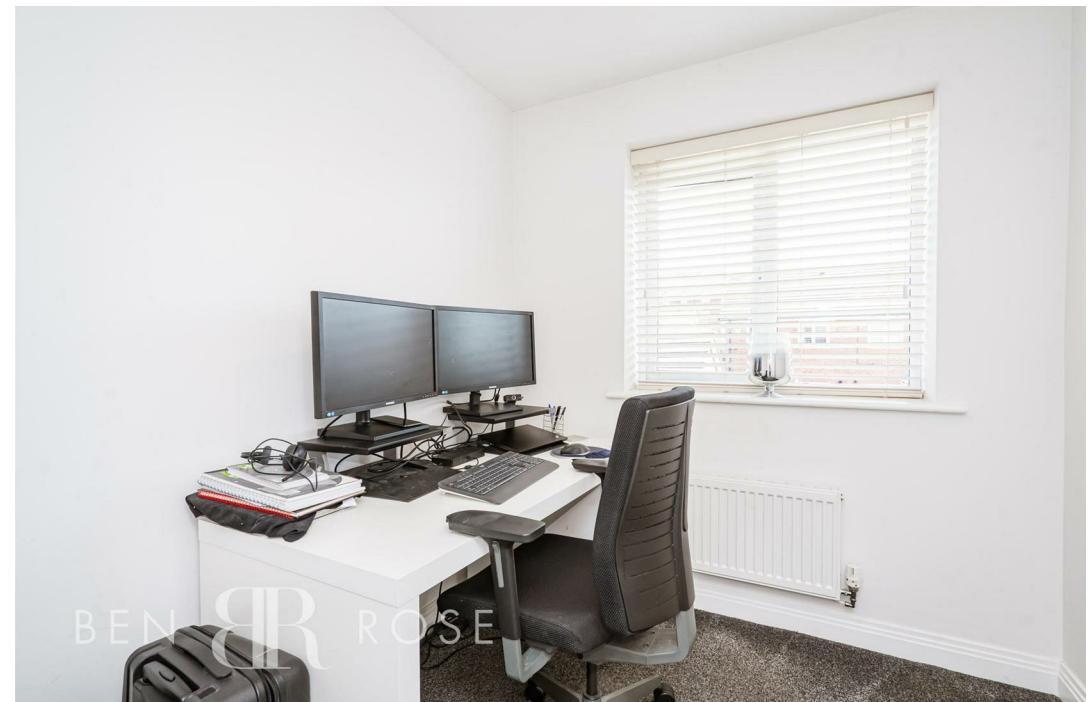


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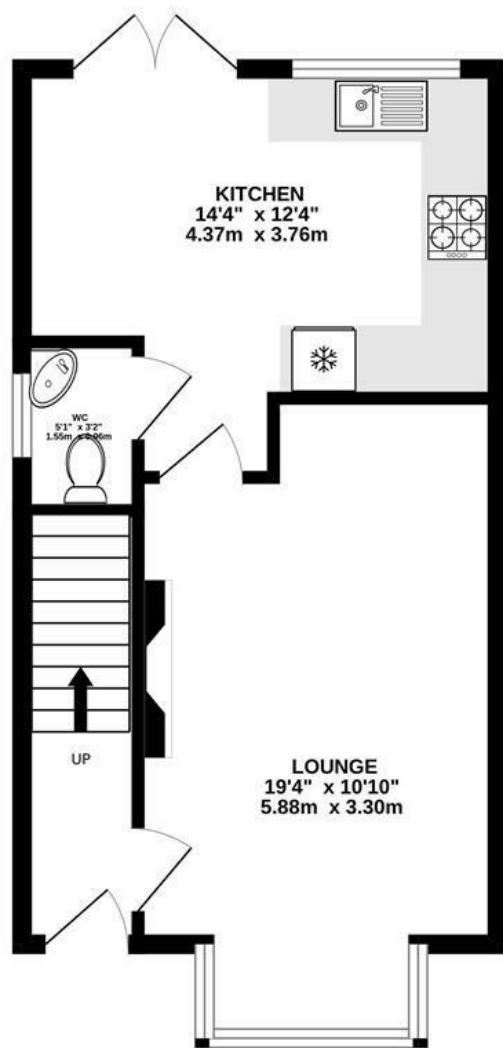




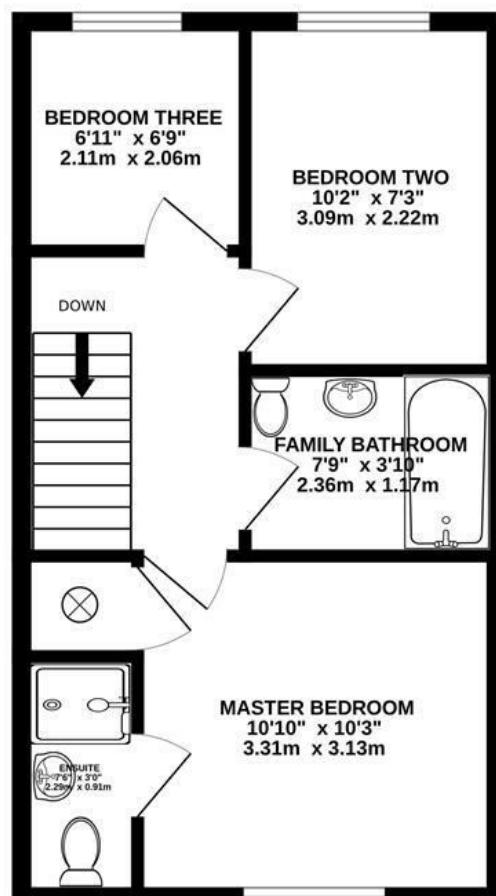


# BEN ROSE

GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.6 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 general guidance 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		
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	

