



## Kirkham Close, Leyland

**Offers Over £329,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom detached bungalow, complete with a self-contained one-bedroom flat, located in a quiet and desirable neighbourhood of Leyland. Set amidst peaceful surroundings with ample walking routes nearby, this property is ideal for those seeking a balance of tranquillity and convenience. It benefits from excellent travel links including local bus routes, and easy access to both the M6 and M65 motorways, making it ideal for commuters. The area is also well-served by local amenities such as shops, schools, and leisure facilities.

As you enter the home, you're welcomed into a bright and spacious entrance hall that connects all ground floor rooms. To the left, you'll find a large open-plan lounge and dining area, featuring expansive windows that flood the space with natural light, along with a central fireplace that adds warmth and character. Opposite the entrance, the well-equipped kitchen offers ample counter space, integrated hob and oven, and convenient access to the side of the property via an external door. Further along the hallway is the three-piece family bathroom and a separate WC. The master bedroom is generously sized and filled with natural light through a large window. Bedroom two offers versatility and enjoys direct access to the garden through French doors, making it ideal as a second sitting room or guest room. Bedroom three is a cosy single that would serve perfectly as a study or nursery. There's also a handy storage cupboard tucked off the hallway.

The self-contained flat is accessed via a private entrance and offers a fantastic opportunity for multi-generational living, guest accommodation, or potential rental income. Stairs lead up to a comfortable lounge area with a window and skylight overlooking the rear garden, creating a bright and relaxing atmosphere. The compact kitchen features a skylight and is fitted with freestanding appliances including a hob and fridge. A three-piece family bathroom also benefits from a skylight, while the master bedroom at the end of the hallway offers a peaceful retreat with its own skylight and built-in storage. Additional storage solutions include a utility cupboard with a washing machine and a separate cupboard housing a freestanding freezer.

Externally, the home boasts a private driveway with space for up to two vehicles. There is also a small gravelled front garden area providing added kerb appeal. To the rear, a lovely decking area offers the perfect setting for outdoor dining and relaxation, complemented by a well-maintained lawn. Toward the back of the garden is a gated section featuring a large tree. Additionally, the garden includes a spacious 12x8 workshop and a separate shed, offering excellent storage or hobby space.

This versatile and well-presented property is a rare find and must be viewed to fully appreciate all it has to offer.





































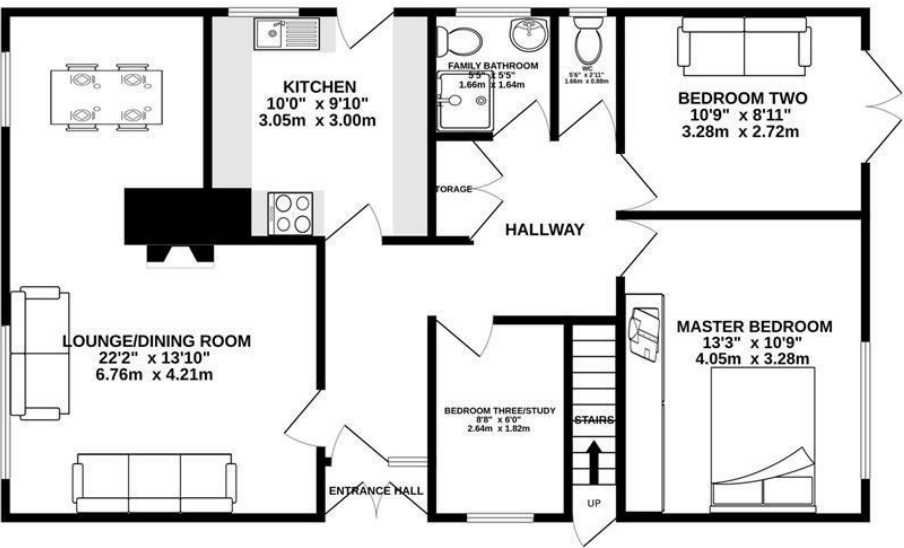




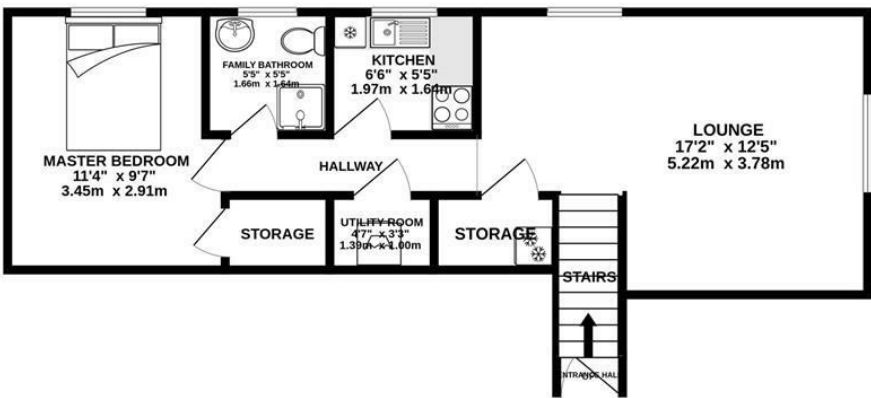


# BEN ROSE

GROUND FLOOR  
823 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1278 sq.ft. (118.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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