



## **Kennett Drive, Leyland**

**Offers Over £200,000**

Ben Rose Estate Agents are pleased to present to market this well-presented semi-detached home, perfectly suited to families and couples seeking a comfortable property in a sought-after area of Leyland, Lancashire. The home is ideally positioned close to Leyland town centre, offering a wide range of local shops, bars, restaurants, pubs and reputable schools. Excellent transport links are nearby, with Leyland train station providing direct rail services to Preston, Manchester and Liverpool, along with strong bus routes connecting Leyland, Preston and Chorley. Commuters will also appreciate the convenient access to the M6, M61 and M65 motorways, making travel across the North West straightforward.

Upon entering the property, you are welcomed into a bright entrance hall that leads through to a spacious lounge, providing an inviting space for relaxing or entertaining. Double doors open into the modern kitchen/dining room, creating a natural flow through the ground floor. The kitchen is fitted with contemporary units and includes a built-in washing machine, with ample space for dining. French doors open out to the rear garden, filling the room with natural light.

The first floor offers three well-proportioned bedrooms, including a generous double master bedroom with fitted wardrobes, a second double bedroom, and a third single bedroom ideal for a home office, also benefitting from fitted storage. A modern three-piece family bathroom completes the internal accommodation.

Externally, the property features a driveway providing off-road parking for three vehicles. To the rear is a well-maintained garden with a paved patio, raised lawn and garden shed, offering a pleasant outdoor space. Overall, this is a well-balanced home in a popular location, ideal for modern family living.





















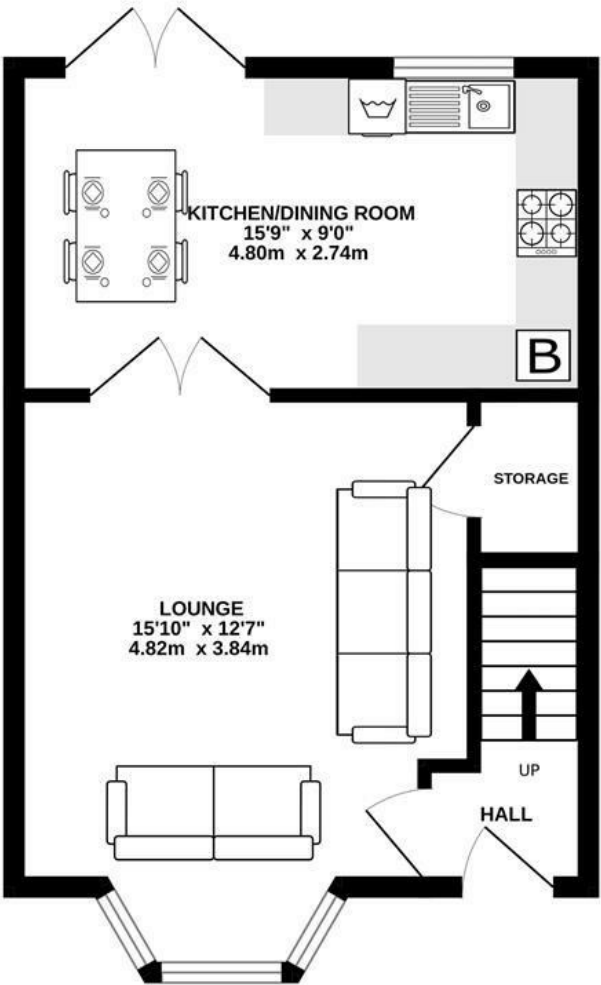




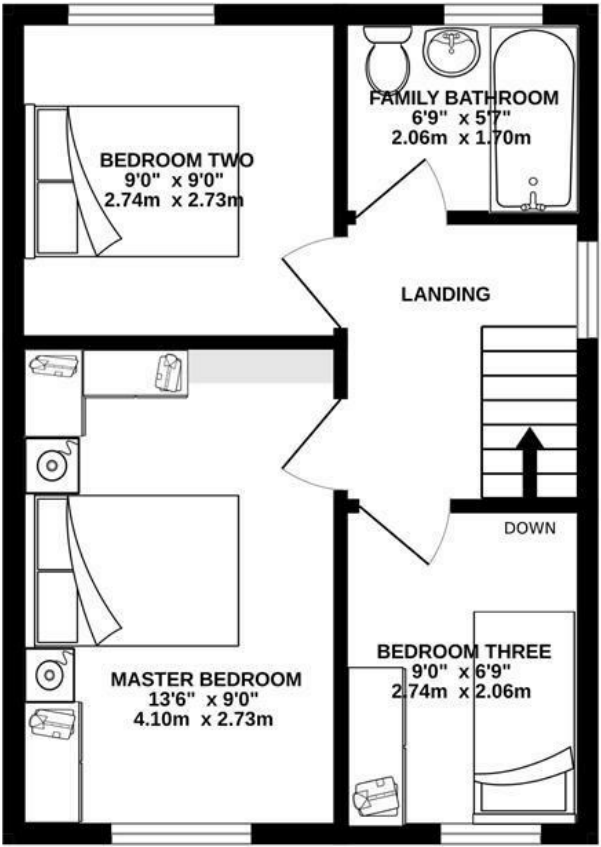


# BEN ROSE

GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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 |                         |           |
|                                             | 75                      | 80        |
| 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 |           |

