BEN ROSE



Moss Side Way, Leyland — £230,000

Ben Rose Estate Agents are pleased to present to the market this delightful three-bedroom semi-detached home, situated within a quiet cul-de-sac in the popular area of Leyland, Lancashire. Ideally positioned, the property is just a short drive from Leyland town centre and benefits from a range of excellent local schools, supermarkets and everyday amenities nearby. It also enjoys fantastic transport links, with nearby bus routes and convenient access to both the M6 and M61 motorways, making it an ideal choice for commuters.

Upon entering, you are welcomed into the entrance hall, which provides access to both the lounge and garage. The lounge is a good-sized reception room, featuring an electric fireplace and a front-facing window that allows plenty of natural light to fill the space. There is also access to the staircase and the remaining ground floor accommodation, with a useful under-stairs cupboard providing additional storage. To the rear, the dining room comfortably accommodates a four-person dining table and flows openly into the kitchen and conservatory, creating a sociable space for everyday living and entertaining. The kitchen is a good size, fitted with ample wall and base units, integrated appliances and access out to the rear garden. Completing the ground floor is a cosy conservatory, currently used as an additional sitting area, but offering plenty of versatility to suit a variety of needs. The garage with both internal and external access offers excellent storage space or, subject to the necessary permissions, potential for conversion.

Moving upstairs, the spacious gallery landing leads to three well-proportioned bedrooms, all of which benefit from fitted wardrobes. These are served by a large family bathroom, complete with a bath and overhead shower, while a separate boiler cupboard provides further practical storage.

Externally, the property offers a generous driveway to the front, providing off-road parking for up to three vehicles. To the rear is a good-sized, low-maintenance garden, predominantly laid with stone and complimented by paved areas, providing space for outdoor seating and enjoying the warmer months.















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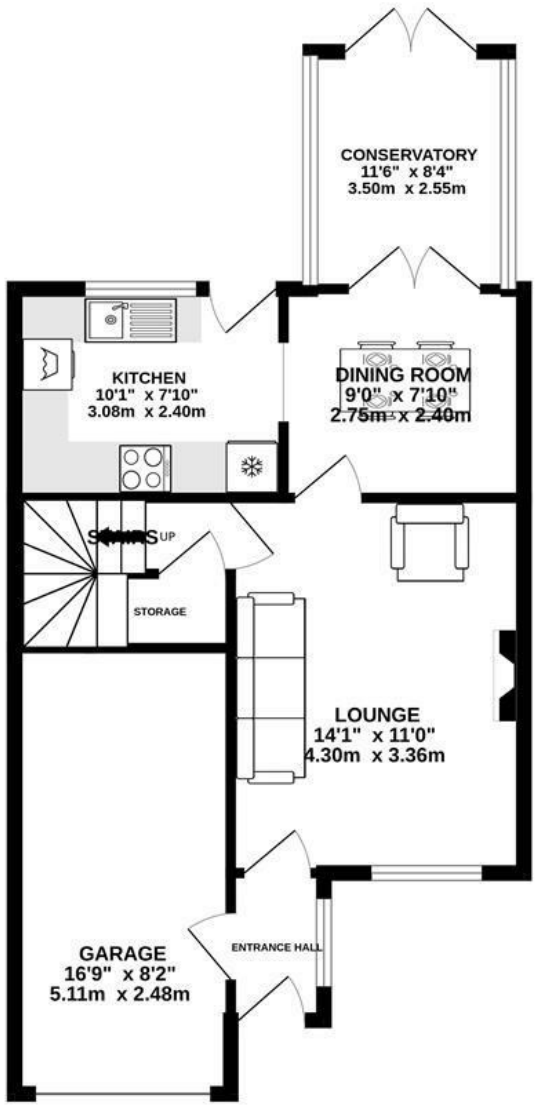




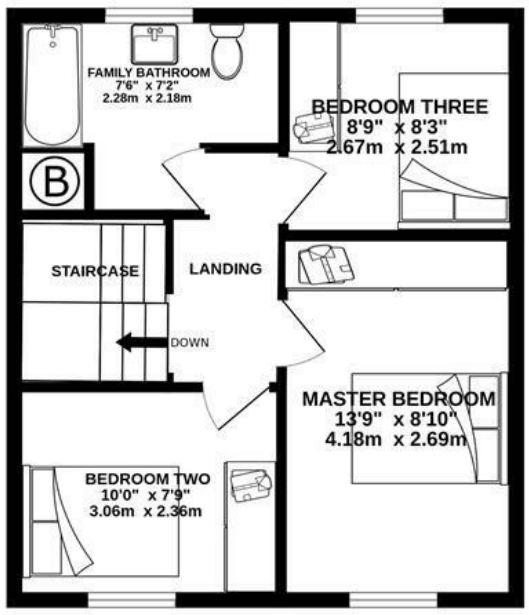
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GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



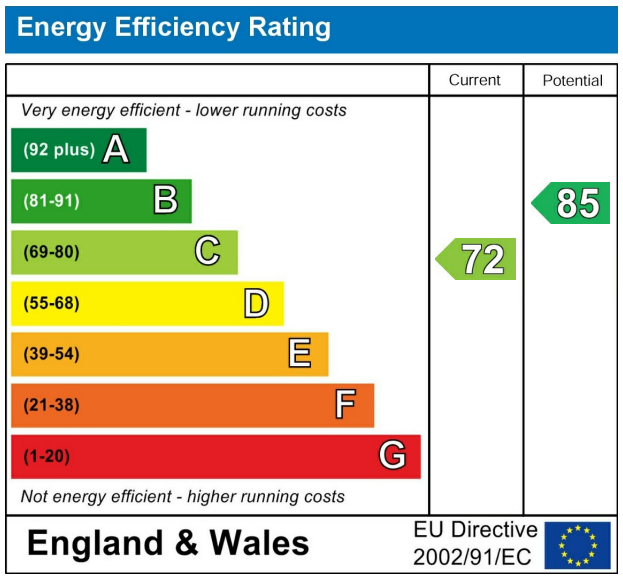
1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.

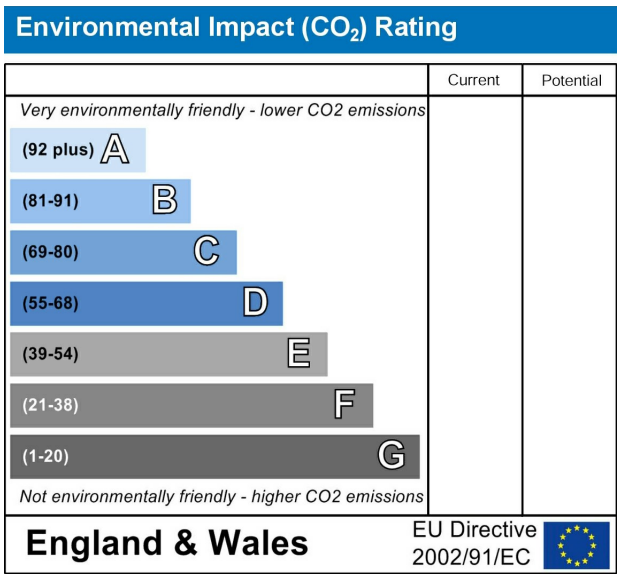


TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.

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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