



**Brantwood Drive, Leyland**

**Offers Over £240,000**

Ben Rose Estate Agents are pleased to present to the market this spacious four-bedroom detached property, situated in a highly sought-after residential area of Leyland. This property is ideal for families and those seeking a secluded location while still being close to the town centre. Located within walking distance of Leyland town centre, the property is surrounded by excellent local schools, supermarkets, and amenities. It also benefits from fantastic travel links via nearby bus routes, the train station, and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Stepping into the property, you enter a welcoming entrance porch that leads directly into the spacious lounge. The lounge features a large window overlooking the front aspect, a feature fireplace, and open access to the dining room. The dining room offers ample space for a large family dining table and leads to the conservatory at the rear via sliding patio doors. The bright and airy conservatory provides a versatile space currently used as a second sitting room, a perfect spot to enjoy the garden, which can be accessed through double patio doors.

Moving back through the home, you find yourself in the central hallway where the stairs to the upper level are located, as well as a convenient WC. Completing the ground floor is the modern kitchen. Recently fitted, the kitchen offers ample worktop space with an integrated oven and hob, as well as additional space for freestanding appliances.

Upstairs, you will find four well-proportioned bedrooms, with the master bedroom benefiting from an ensuite shower room. Additional storage can be found on the landing, and a three-piece family bathroom with an over-the-bath shower completes this floor.

Externally, the property benefits from new composite doors to the front and rear. The front of the property boasts a lawn garden alongside a driveway that provides off-road parking for one vehicle and leads to the attached garage. The garage, accessed via an up-and-over door at the front, is equipped with electricity. To the rear is a generously sized garden, primarily laid to lawn and offering good seclusion.



BEN  ROSE



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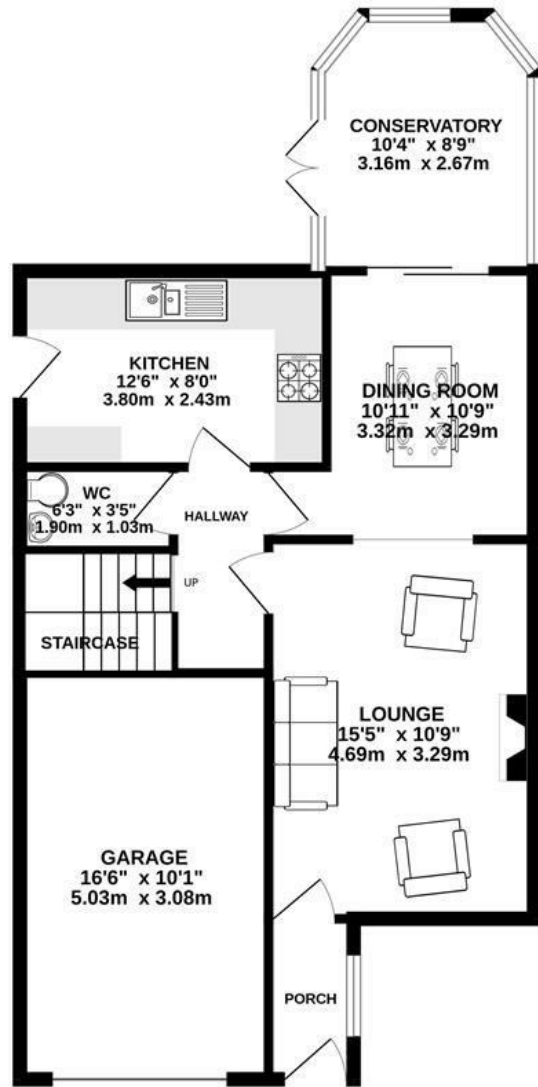




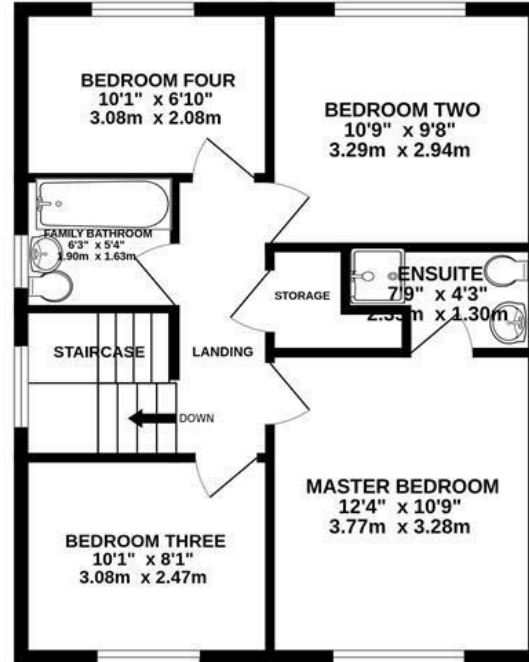


# BEN ROSE

GROUND FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.

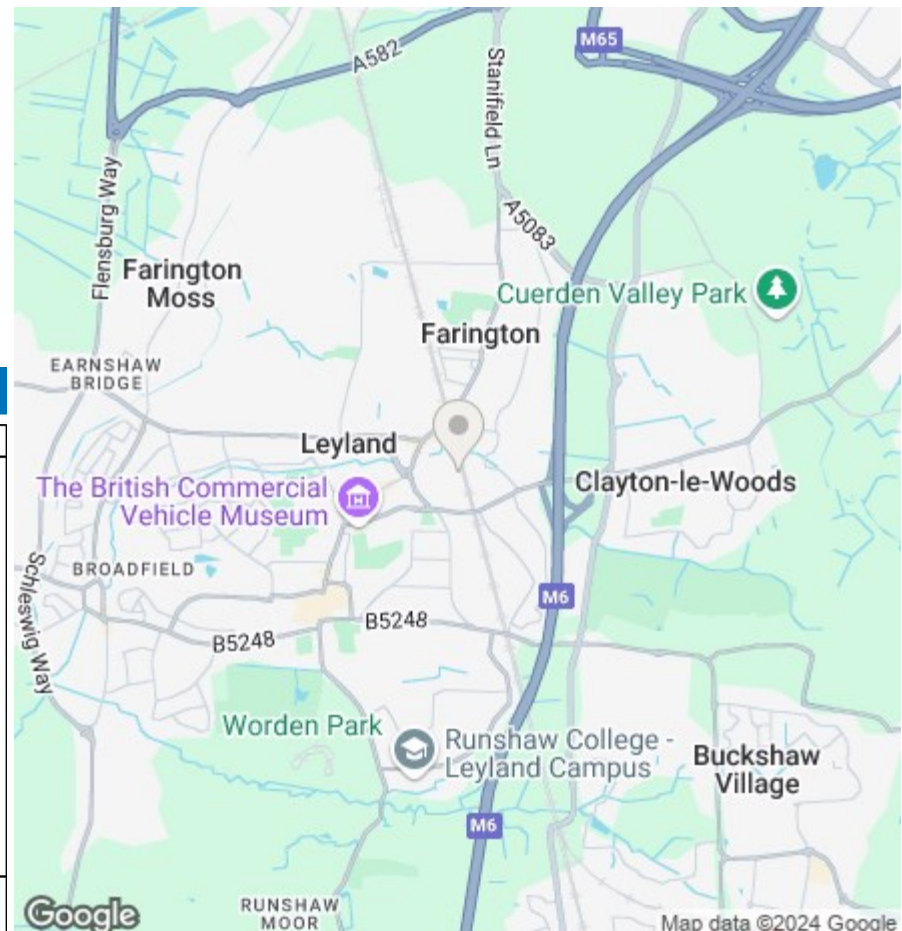


TOTAL FLOOR AREA: 1269 sq.ft. (117.9 sq.m.) approx.

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	