



Cuerden Residential Park, Leyland

£120,000

Ben Rose Estate Agents are pleased to present to market this well-presented detached park home, set within the sought-after Cuerden Residential Park in Leyland. Offering easy, single-level living, it is ideally suited to couples and those looking to downsize. Leyland town centre is close by, with a range of local shops, bars, restaurants, pubs and schools. Leyland railway station provides services to Preston, Manchester and Liverpool, while excellent bus links serve Leyland, Preston and Chorley. The M6, M61 and M65 motorways are also nearby.

Step inside through the bright entrance/sun room, a welcoming space for guests. The spacious lounge to the front offers a comfortable setting for relaxing or entertaining, while the modern fitted kitchen/diner, also to the front, has a door opening onto the drive. There are two double bedrooms, including a generous master, and a three piece shower room completes the accommodation. Heating is provided by LPG, supplied from an external propane tank.

Externally, a gravel driveway and paved area provide off-road parking for up to three cars. To the rear, the garden is a peaceful retreat for the warmer months, laid mainly to lawn with plants and shrubs, and a useful outbuilding offers excellent storage. Combining a sought-after location, low-maintenance living and superb connections, this delightful home is sure to appeal to couples and downsizers alike.







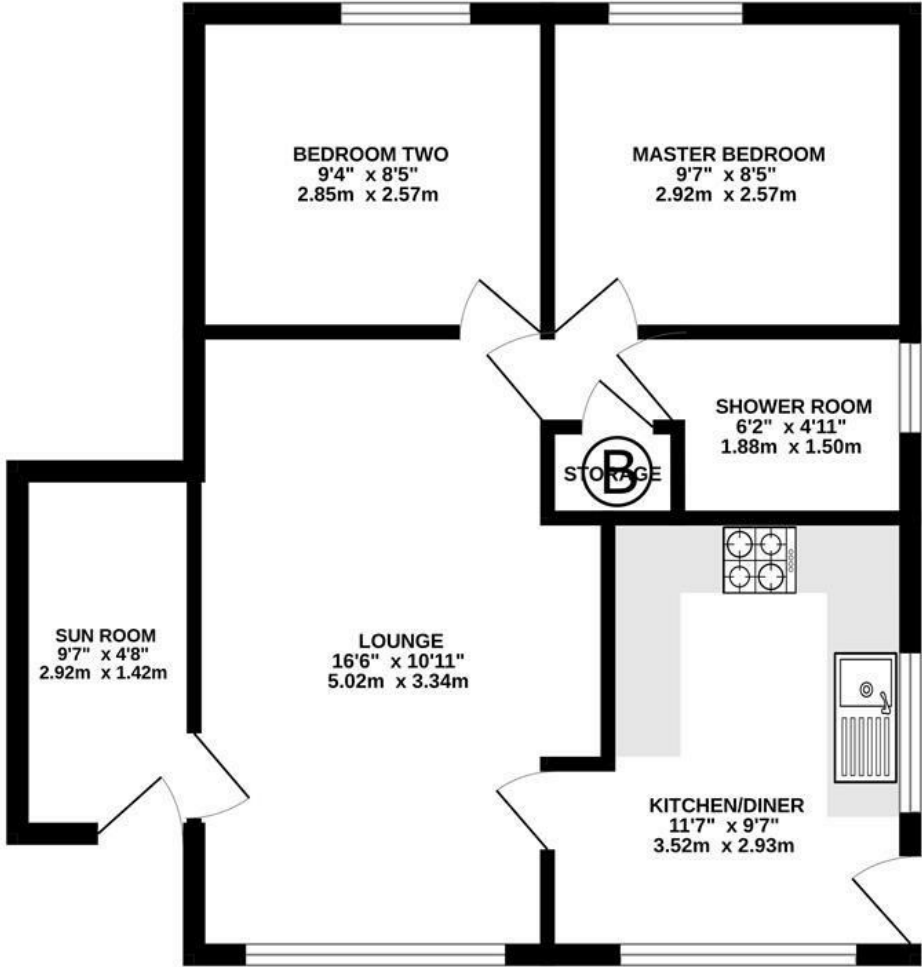






BEN ROSE

GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.0 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

