



Mellor Road, Leyland

Offers Over £210,000

Ben Rose Estate Agents are pleased to present to market this well presented three bedroom semi-detached home, located in the popular and convenient town of Leyland. This attractive property offers spacious, well balanced accommodation and is ideally suited to couples and families seeking a home that is ready to move straight into. Leyland benefits from a wide range of local amenities including supermarkets, schools, leisure facilities, parks and independent shops, all within easy reach. The property is also well positioned for commuters, with Leyland train station nearby offering direct links to Preston, Manchester and beyond, along with excellent bus routes and easy access to the M6, M61 and M65 motorway networks, connecting the area to Preston, Chorley, Blackburn and the wider North West.

Upon entering the property, you are welcomed into an entrance hall which provides access to the staircase leading to the first floor. To the front of the home is a large and inviting lounge, featuring a generous window that allows plenty of natural light to fill the space and offers ample room for a full range of living furniture. To the rear, the modern kitchen/diner overlooks the garden and is fitted with an excellent range of storage units, generous worktop space and a handy under-stairs storage cupboard, making it both stylish and practical. Leading from the kitchen is a bright sunroom, currently used as a playroom, offering a versatile additional living space ideal for families, a home office or relaxation area.

To the first floor, the property opens onto a spacious and light-filled landing with a window creating a bright central space. The master bedroom benefits from built-in storage, providing excellent practicality, while the second bedroom is a good size and the third offers a well proportioned single room, ideal for a child's bedroom, nursery or home office. Completing this level is a modern family bathroom, finished to a contemporary standard.

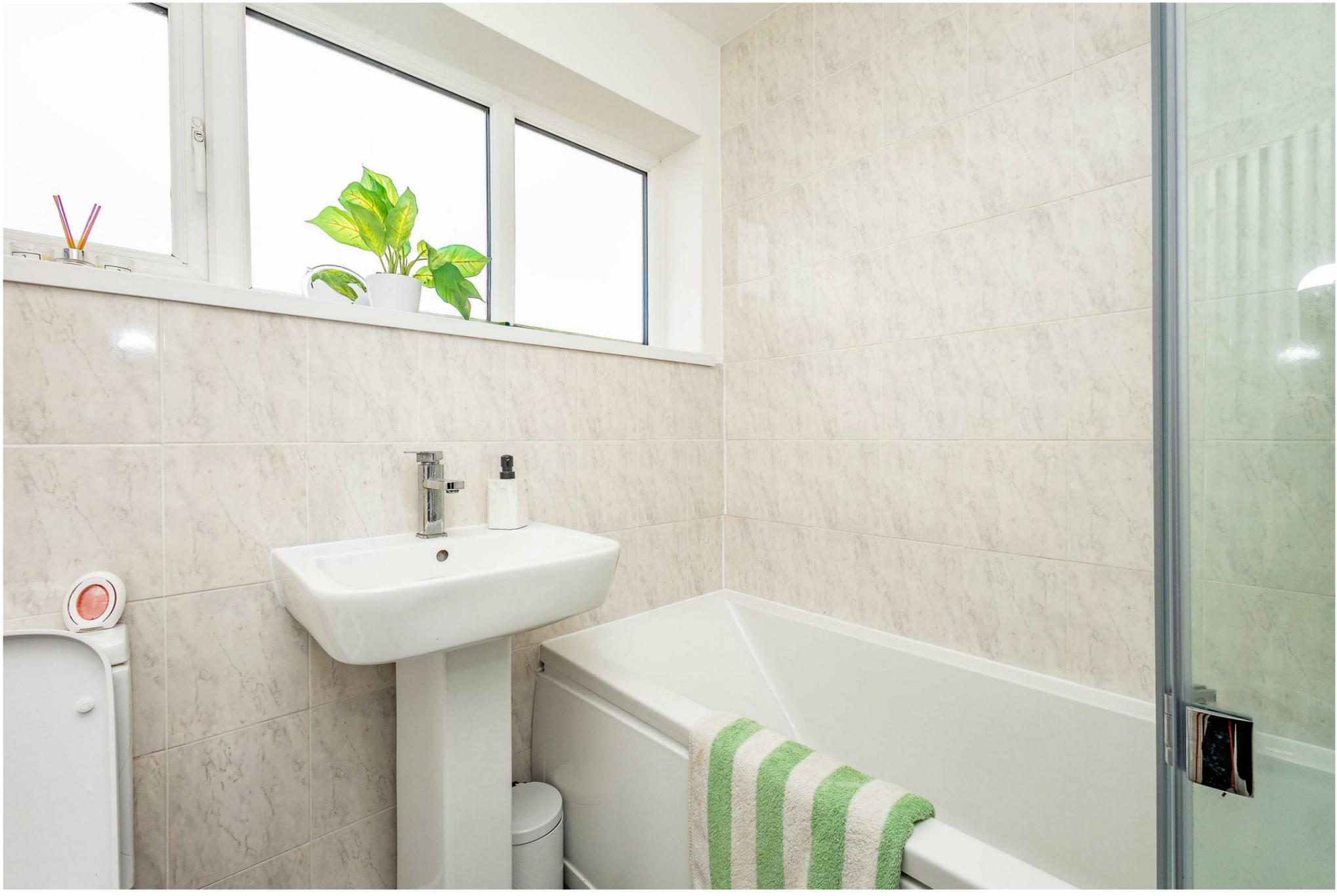
Externally, the property continues to impress. To the front, there is a flagged driveway providing off-road parking for two vehicles, along with a decorative stone area and access to a large garage offering excellent storage or additional parking. To the rear, the home boasts a generous garden with a combination of patio and lawn, providing a fantastic outdoor space that is not overlooked from the rear and offers a high degree of privacy. In conclusion, this is a well presented and neutrally decorated home, offering spacious accommodation, a superb garden and a highly convenient Leyland location, making it an ideal opportunity for buyers seeking a comfortable and move-in ready family home.





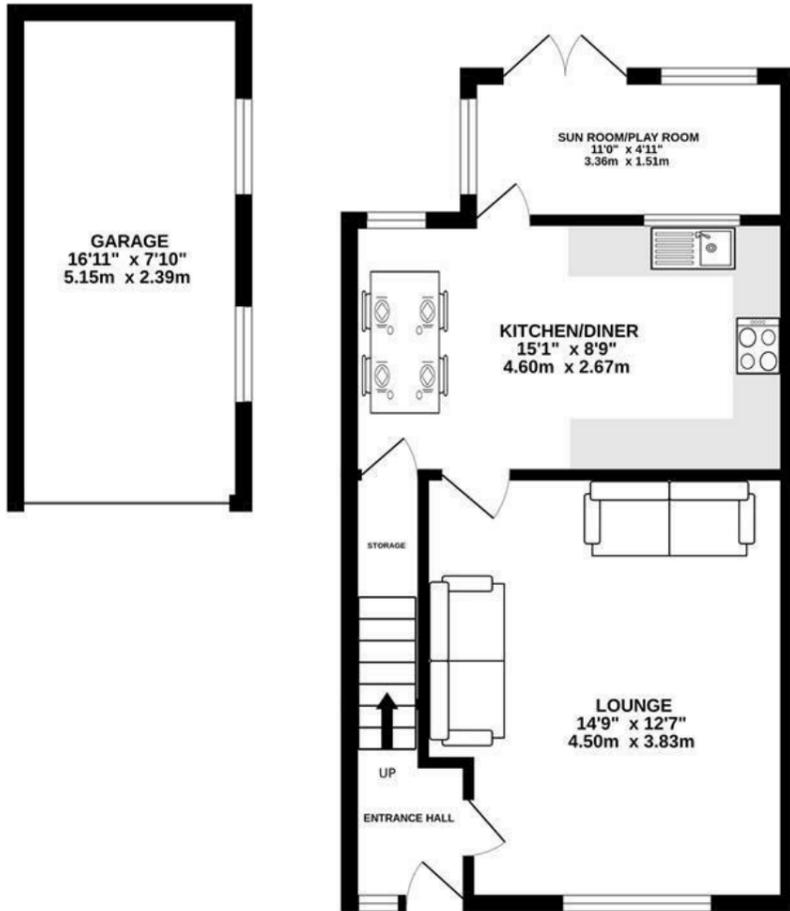




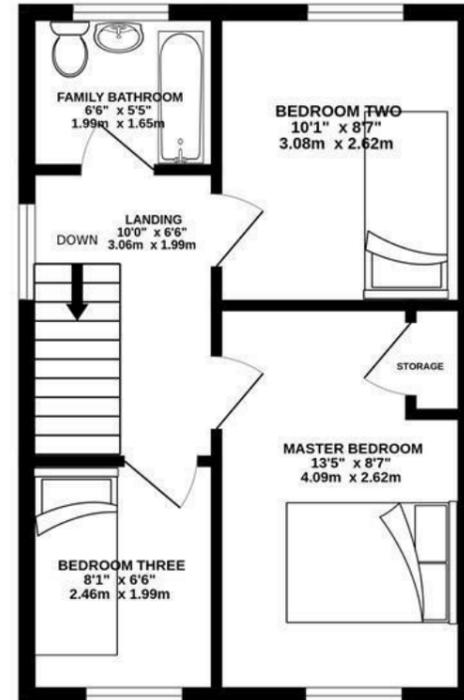




GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.

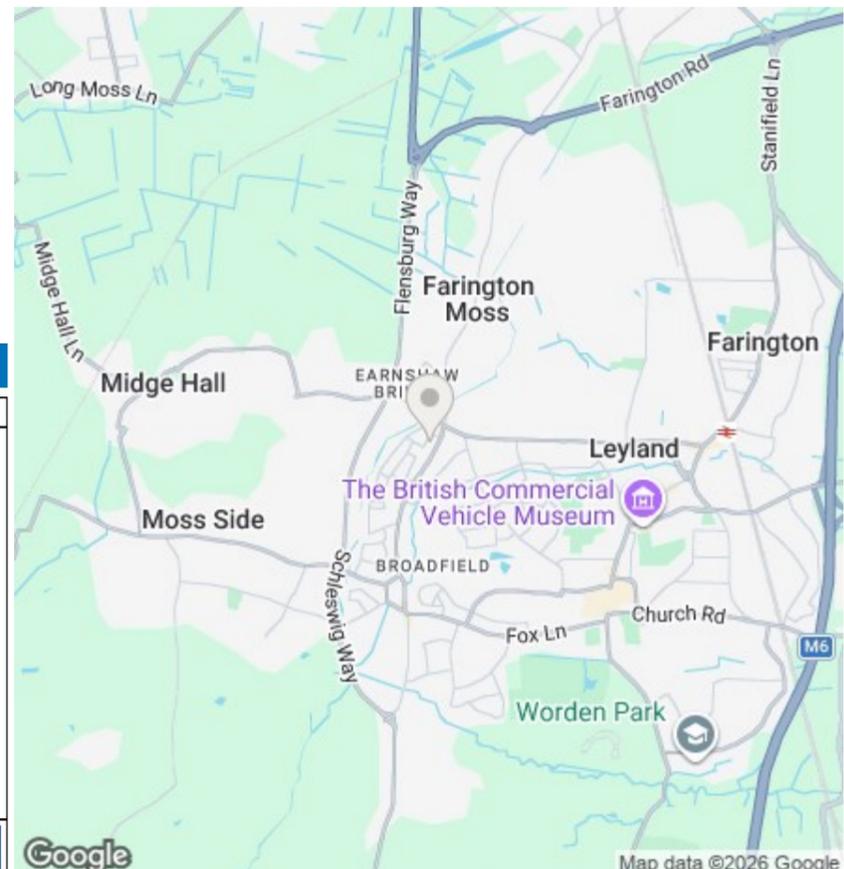


TOTAL FLOOR AREA: 898 sq.ft. (83.4 sq.m.) approx.

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	

Current: 70, Potential: 76

Environmental Impact (CO₂) 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	