



Hornby Croft, Leyland

Offers Over £300,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached home, perfectly positioned within a quiet and desirable cul-de-sac in Leyland. Ideal for growing families, this spacious property offers a versatile layout and modern finishes throughout, including newly fitted internal doors. The home enjoys a fantastic location with excellent access to Leyland's array of local shops, reputable schools, parks, and leisure facilities. Superb travel links are also on hand, with Leyland Train Station, regular bus routes, and convenient access to the M6 and M65 motorways for those commuting to nearby towns and cities such as Preston, Chorley, and Manchester. A nearby bridal path offers an excellent route for peaceful walks and outdoor enjoyment.

Stepping through the vestibule, you are welcomed into an inviting reception hall, where the staircase rises to the first floor. To the front of the home is the spacious lounge, which has been stylishly updated and features sliding doors that connect seamlessly to the dining room. The dining room offers an excellent space for family meals or entertaining, complete with fitted bar and wine cabinets, and French doors that open out to a covered seating area, ideal for year-round enjoyment. The modern kitchen, fitted approximately three years ago, boasts a range of integrated appliances including a microwave, induction hob, and fridge/freezer, while a large Velux window brings in an abundance of natural light. From here, you can also access the covered seating area. Completing the ground floor is the converted garage, now offering a useful utility space and additional storage room, with the option to revert it back to a garage if desired.

To the first floor, you will find four well-proportioned bedrooms, three of which are generous doubles. The master bedroom benefits from fitted wardrobes and a contemporary three-piece en-suite shower room. The remaining rooms are served by the modern family bathroom, comprising a three-piece suite with an over-the-bath shower, providing practicality for busy family life.

Externally, the property features a driveway to the front offering parking for up to two vehicles. The rear garden is a superb size, offering a generous lawn bordered by tall fencing for added privacy. A decked seating area sits at the far corner of the garden, providing a peaceful space to relax, while the covered seating area directly off the property is perfect for entertaining guests in all weathers. Altogether, this is a wonderful family home offering space, versatility, and a fantastic location.













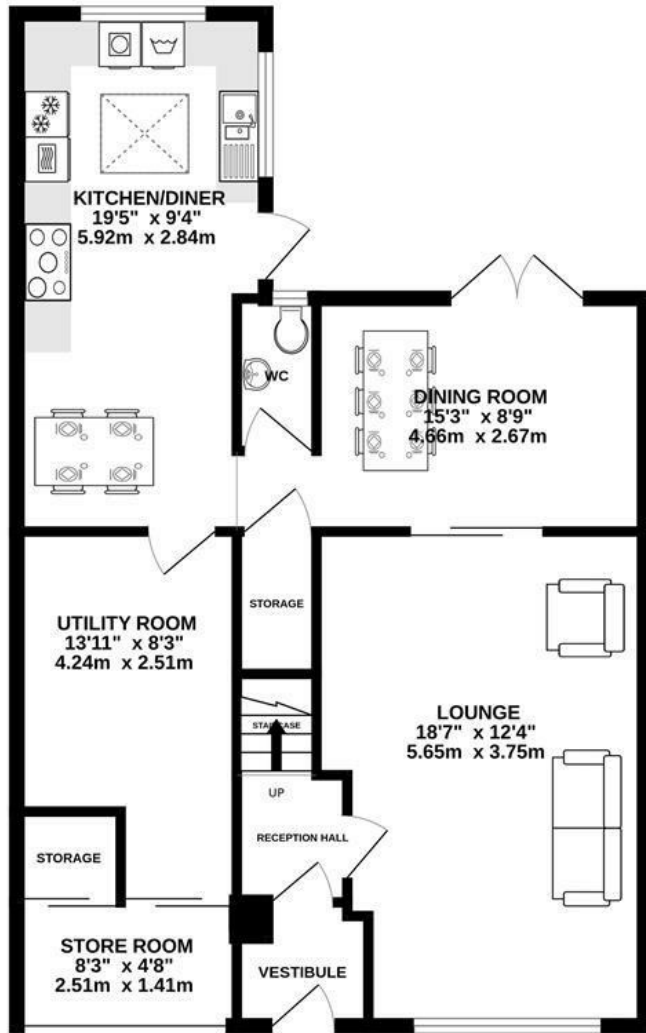




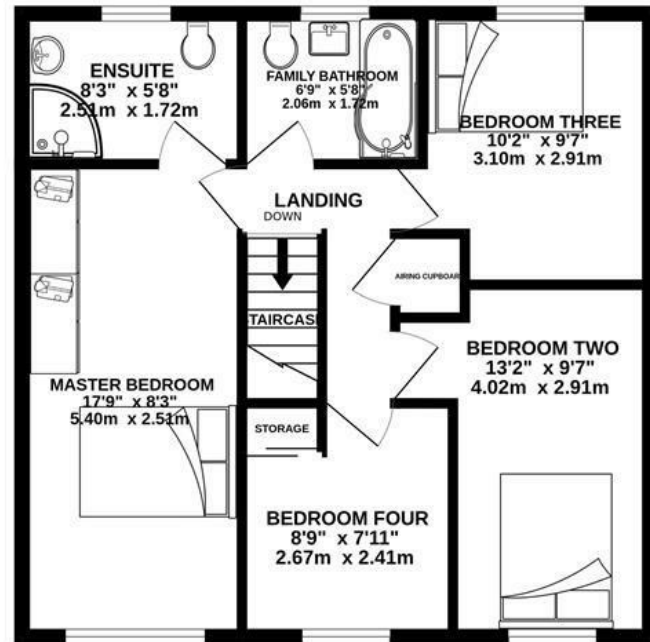




GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.

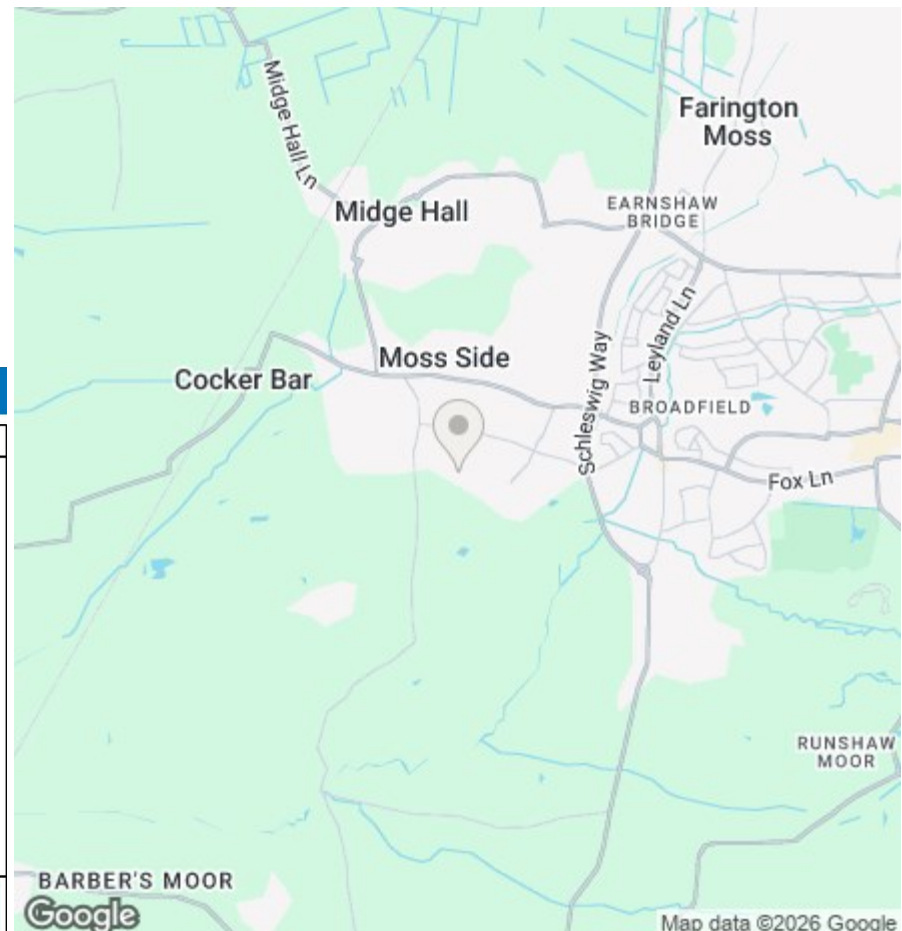


TOTAL FLOOR AREA : 1290 sq.ft. (119.8 sq.m.) approx.

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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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		
	73	78
England & Wales	EU Directive 2002/91/EC	

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	