



Earnshaw Drive, Leyland

Offers Over £190,000

Ben Rose Estate Agents are delighted to introduce this delightful three bedroom, semi-detached property located in the heart of Leyland. Ideal for a families or first-time buyers eager to step onto the property ladder, this home is conveniently located near Leyland town centres, renowned local schools, and shops. A short drive away lies the award-winning Worden Park, offering a perfect blend of tranquility and recreation. With excellent travel links via the M6 and M65 motorways and Leyland train station, this property ensures both convenience and connectivity. Early viewing is highly recommended.

As you step into the welcoming entrance hall, you'll find easy access to the generously sized lounge. Bathed in natural light from a large bay window, the lounge boasts a feature gas fireplace, creating a cozy ambiance.

Continuing through, the modern kitchen/diner awaits – a delightful space accommodating a large family dining table. Fitted with abundant wall and base units with integrated appliances including a fridge freezer, hob, oven, and dishwasher.

Additional perks include under stair storage and access to the versatile conservatory. This room is currently being used as a playroom and enjoys views of the garden.

The ground floor is completed by a three-piece family bathroom just off the diner featuring a corner bath.

Ascending to the first floor, you'll discover three spacious double bedrooms, each providing comfort and ample space. The master bedroom benefits from a three-piece ensuite/shower room and some over-the-stairs integral storage, adding practicality to the layout. Conveniently located off the landing is a good sized walk in wardrobe that can be utilised for various storage needs completing this well-designed and comfortable living space.

Outside, the property features a driveway capable of accommodating two cars.

To the rear, a good-sized garden awaits with artificial grass and Indian stone paving, creating an attractive and easily managed outdoor space with the south-facing orientation ensuring plenty of sunlight throughout the day. This home, tailored for first-time buyers, presents an excellent opportunity to own a comfortable and well-connected property with modern amenities. Book your viewing now to avoid missing out on this fantastic opportunity.









BEN  ROSE



BEN  ROSE



BEN ROSE



BEN ROSE









BEN ROSE



BEN ROSE

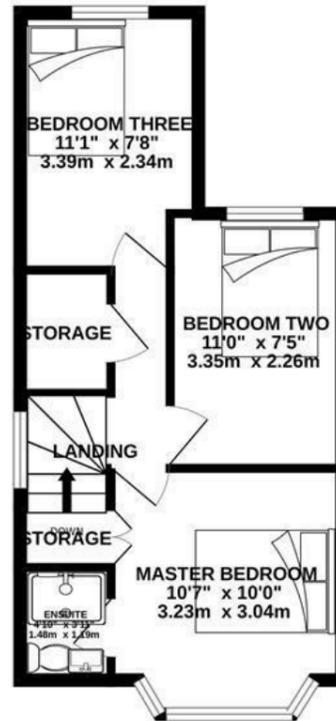


BEN ROSE

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



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



TOTAL FLOOR AREA : 897 sq.ft. (83.3 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.
Made with Metropix ©2024

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		83
(69-80) C	69	
(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 (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	