BEN ROSE

Lever House Lane, Leyland

O.I.R.O £250,000

Ben Rose Estate Agents are pleased to present to the market this spacious four-bedroom semi-detached property, situated in a sought-after area of Leyland, Lancashire. Well-presented throughout, this versatile home would suit a variety of purchasers, including couples and growing families, offering flexible living accommodation across two floors. Conveniently located within easy reach of Leyland town centre, the home benefits from a fantastic selection of local shops, cafés, bars, restaurants, pubs, and schools nearby. Excellent transport links are available via Leyland train station, offering direct services to Preston, Manchester, and Liverpool, as well as regular bus routes to Preston and Chorley. The M6, M61, and M65 motorways are also easily accessible, providing convenient links across the North West.

Stepping into the property through the entrance porch, you will find yourself in the welcoming entrance hallway, which provides access to the ground floor accommodation. Directly ahead, you will find the spacious lounge, which features a charming central fireplace and a large window overlooking the front aspect. Moving through, you will enter the open-plan kitchen/diner. The contemporary fitted kitchen offers ample storage and space for freestanding appliances, along with an integrated dishwasher and a single door providing access to outside. The dining area benefits from additional storage and offers ample space for a large family dining table.

Moving back through the hallway, you will find a convenient utility room/W.C. Completing the ground floor is a generously sized bedroom, which benefits from integrated storage and offers versatile accommodation for a variety of uses.

Moving upstairs, you will find three further well-proportioned bedrooms, with two of the bedrooms benefiting from integrated storage. A modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the front is a private driveway providing off-road parking for multiple vehicles. To the rear, you will find the single detached garage, which is equipped with power and lighting and benefits from both front and side access.

The rear garden is generously sized and features a low-maintenance flagged patio area with a pergola, alongside an artificial lawn surrounded by established planting. This creates a lovely outdoor space, perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.

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DON'T TAKE LIFE TOO SERIOUSLY.
NOBODY GETS OUT ALIVE ANYWAY.

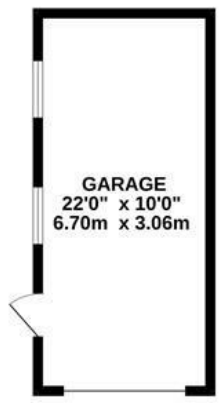
HOOVER
Link
IMPORTANT

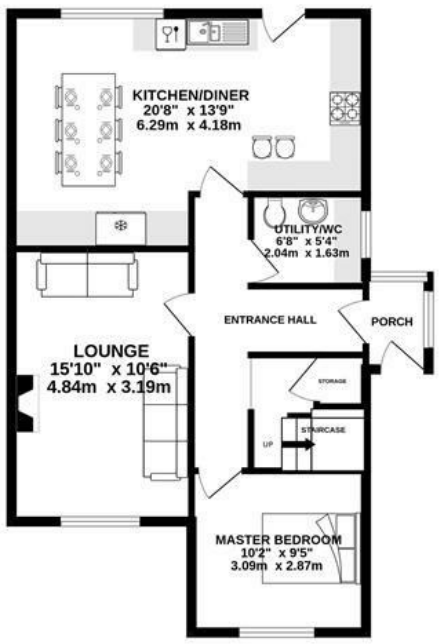
DREAM

Welcome
HELLO AUTUMN

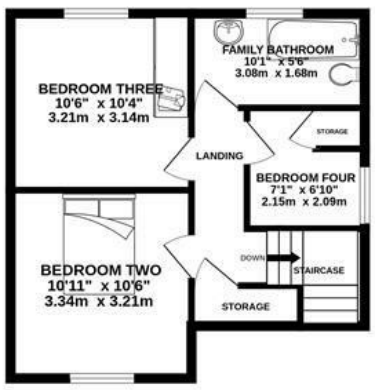
BEN ROSE

GROUND FLOOR
911 sq.ft. (84.7 sq.m.) approx.





1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.5 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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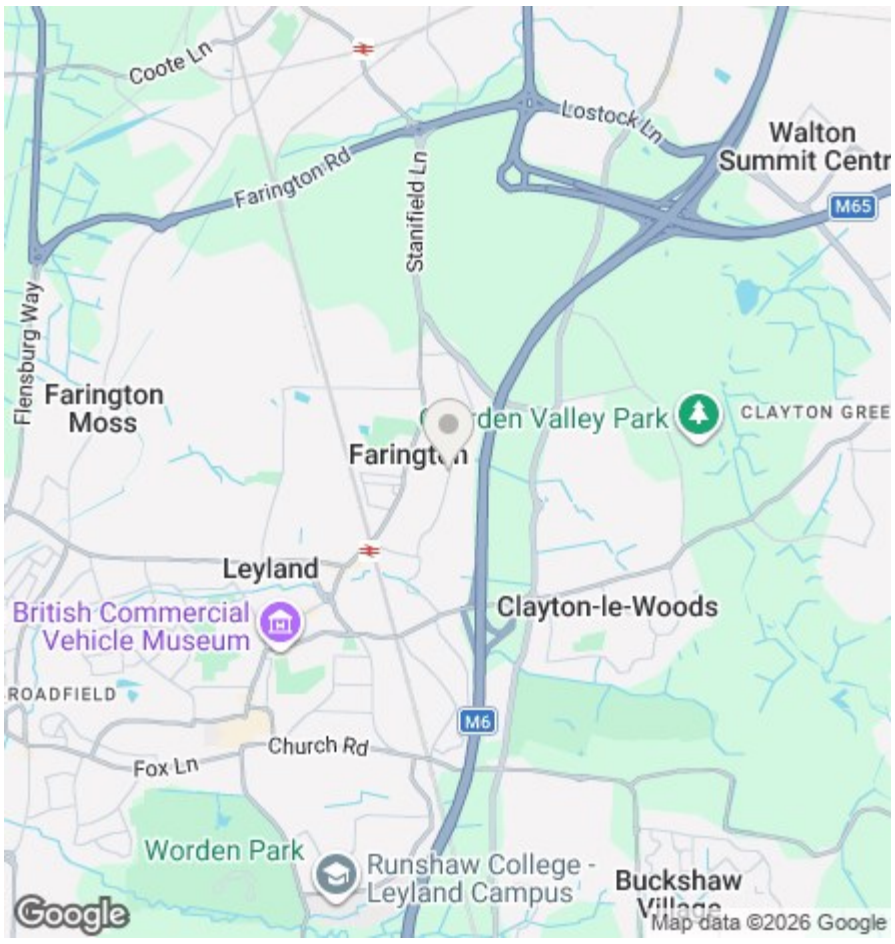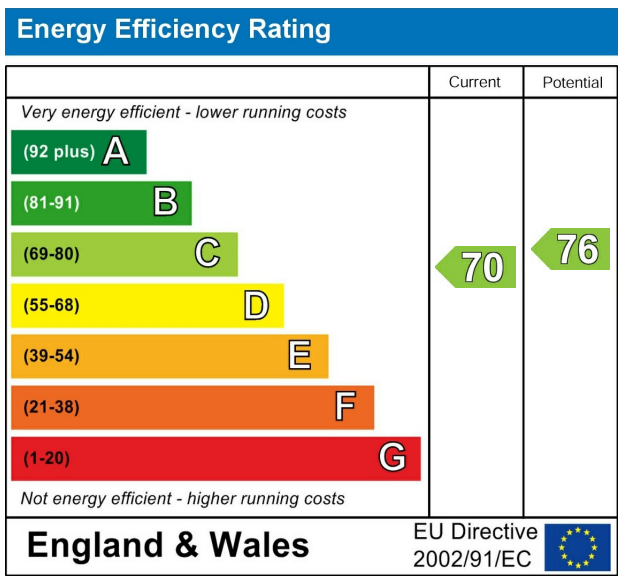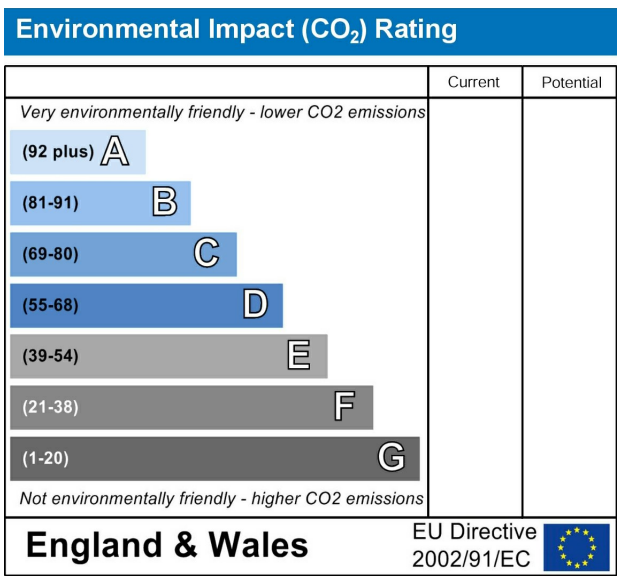
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.