



## Leadale, Lea, Preston

**Offers Over £229,950**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached property, ideally located in a quiet cul-de-sac in the highly sought-after area of Lea, Preston. This spacious family home offers modern living throughout, complemented by landscaped gardens and excellent nearby amenities. The property is perfectly placed for families, with well-regarded schools, shops, restaurants, and leisure facilities all close by. Superb transport links make commuting convenient, with regular bus services to Preston and Blackpool, and easy access to the M6 and M55 motorways.

On entering the home, you are greeted by a bright and welcoming entrance hall. A generously sized dining room to the front, ideal for family meals or entertaining. The modern fitted kitchen sits to the rear and is equipped with a variety of integrated appliances, offering both style and practicality. The spacious lounge provides a relaxing retreat, enhanced by French doors that open into the conservatory – a light-filled space overlooking the rear garden, perfect for year-round enjoyment. The ground floor is further complemented by access to a single garage, adding valuable storage and convenience.

To the first floor, the home features three well-proportioned bedrooms. The master bedroom is fitted with wardrobes and benefits from a private en-suite shower room, creating a comfortable sanctuary. Bedroom two offers generous proportions, while bedroom three is ideal as a child's room, guest space, or home office. Completing this level is a modern three-piece family bathroom.

Externally, the property sits on a well-maintained plot with a neat front garden and a driveway providing parking for two cars. To the rear, the beautifully landscaped garden boasts patios and seating areas framed by mature plants and trees, offering a peaceful retreat for relaxing or entertaining. This is a wonderful family home in a prime location, ready to move into and enjoy.





































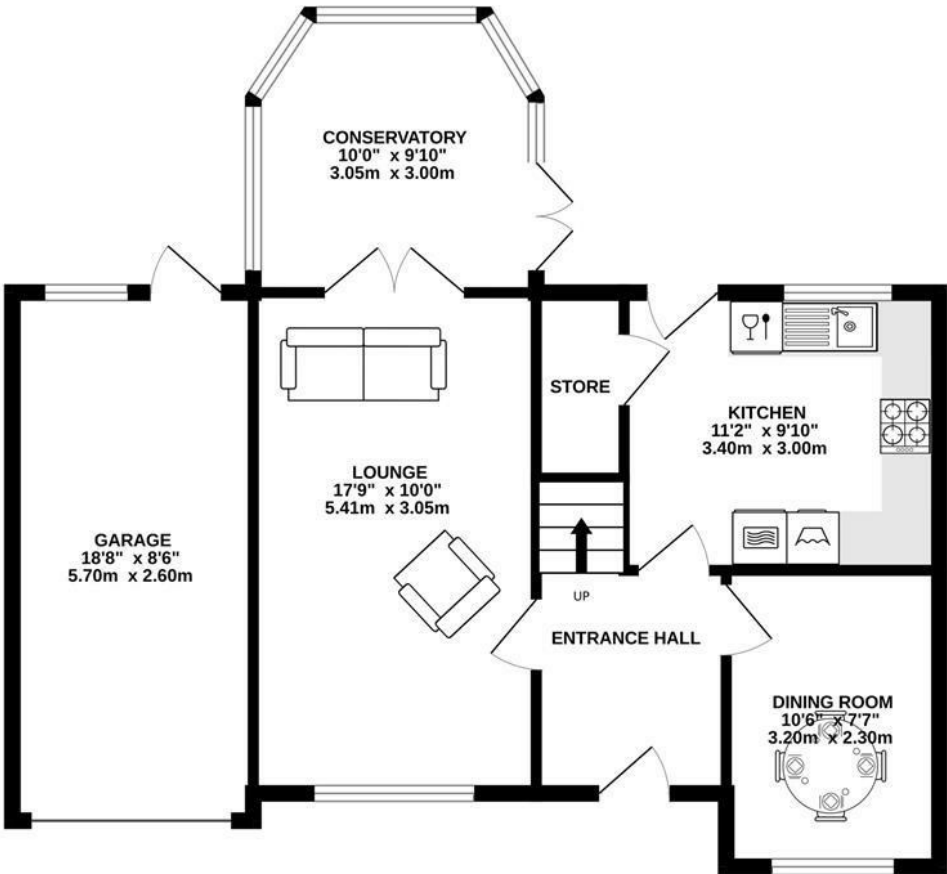




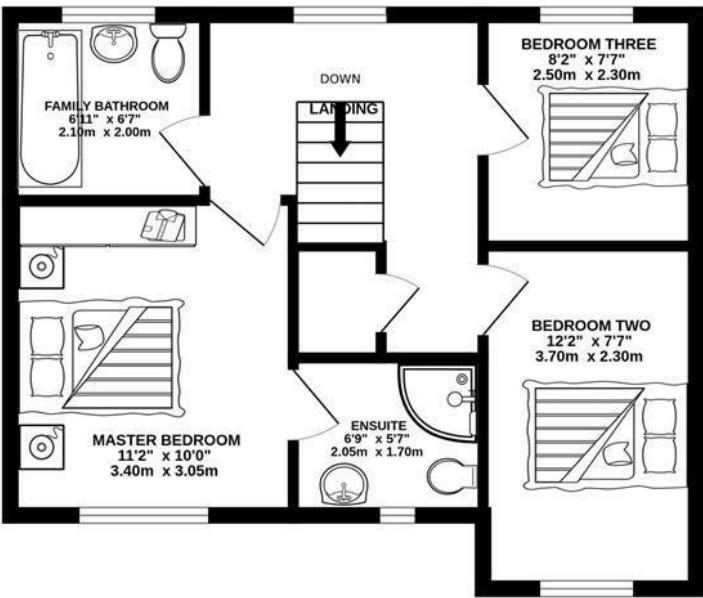


# BEN ROSE

GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.




TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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		
	69	75
England & Wales	EU Directive 2002/91/EC 	

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