



Mendip Road, Leyland

£895

Ben Rose Estate Agents are pleased to present to the market this well presented three bedroom semi-detached property located in a much sought after area of Leyland. This would be an ideal home for a couple or small family. The property is situated only a short drive into Leyland town centre and its superb local schools, supermarkets and amenities. There are also fantastic travel links via the nearby train station and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises a welcoming entrance hall leading through to a spacious lounge with open staircase. The lounge leads through to the extended kitchen/diner which offers modern wall and base units with complementary work surfaces and plenty of space for a family dining table. The kitchen features an integrated oven, hob and dishwasher with further space for freestanding appliances. You will also find the newly fitted WC on this floor.

Moving upstairs, you will find three generously sized bedrooms and the family bathroom with a newly fitted, three piece white suite and over the bath shower.

The home has been recently decorated and has newly fitted carpets throughout. The property also benefits from a new boiler and fuse box.

Externally, to the front of the property is a driveway for up to two cars leading down the side of the home. To the rear is a secluded, multi-tiered garden that is partially turfed with a larger flagged patio area offering plenty of space for garden furniture.







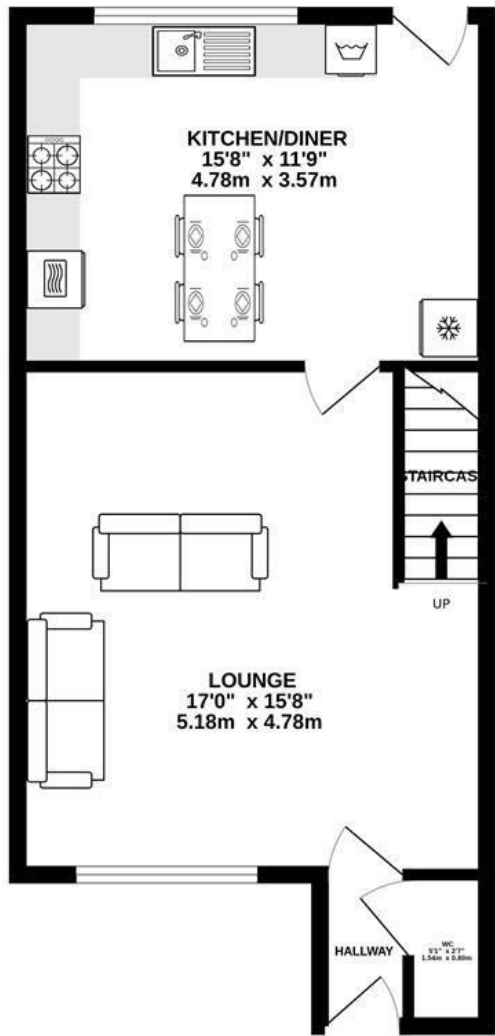




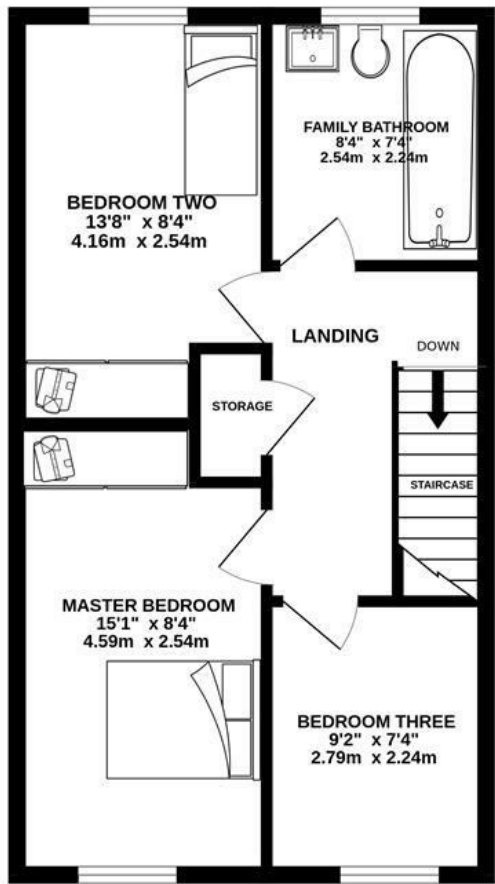


BEN ROSE

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



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



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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.
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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		
	67	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

