



Windflower Drive, Leyland

Offers Over £330,000

Ben Rose Estate Agents are pleased to present to market this beautifully decorated detached family home, situated in a highly sought after residential area of Leyland. Offering generous and well planned living accommodation throughout, this attractive property is perfectly suited to families and couples looking for a stylish home in a convenient location. The property is positioned close to Leyland town centre, where a wide range of local shops, bars, restaurants, pubs and reputable schools can be found. Excellent transport links are available nearby, including rail services from Leyland railway station with direct routes to Preston, Manchester and Liverpool. The area also benefits from strong bus links to Preston and Chorley, along with convenient access to the M6, M61 and M65 motorways, making this an ideal base for commuters.

Stepping inside, the welcoming entrance hall provides access to all principal ground floor rooms and creates an excellent first impression of the home. A convenient WC is located just off the hall. To the front of the property sits the spacious lounge, featuring a stylish electric fire that creates a cosy focal point. Folding doors open into the dining room, allowing the spaces to be used either separately or as one large entertaining area. The dining room sits centrally between the lounge and the impressive L-shaped kitchen and breakfast room. This modern kitchen is fitted with a range of quality units and integrated appliances including a dishwasher and washing machine, alongside a five ring gas range and double oven. A striking Vogue Range log effect gas burner adds warmth and character, while French doors open out to the garden, bringing in plenty of natural light.

To the first floor, the property offers three well proportioned double bedrooms, making it ideal for family living. The master bedroom benefits from its own private ensuite shower room, while the remaining two double bedrooms are served by a modern three piece family bathroom, finished in a contemporary style.

Externally, the property benefits from a driveway providing off road parking for two vehicles, along with a detached garage for additional storage or parking. The private rear garden is well maintained and features a paved patio area ideal for outdoor seating, a neatly kept lawn and established borders filled with mature shrubs and trees. This fantastic home is further enhanced by a recently installed boiler and Hive central heating system, offering both comfort and efficiency for modern living.















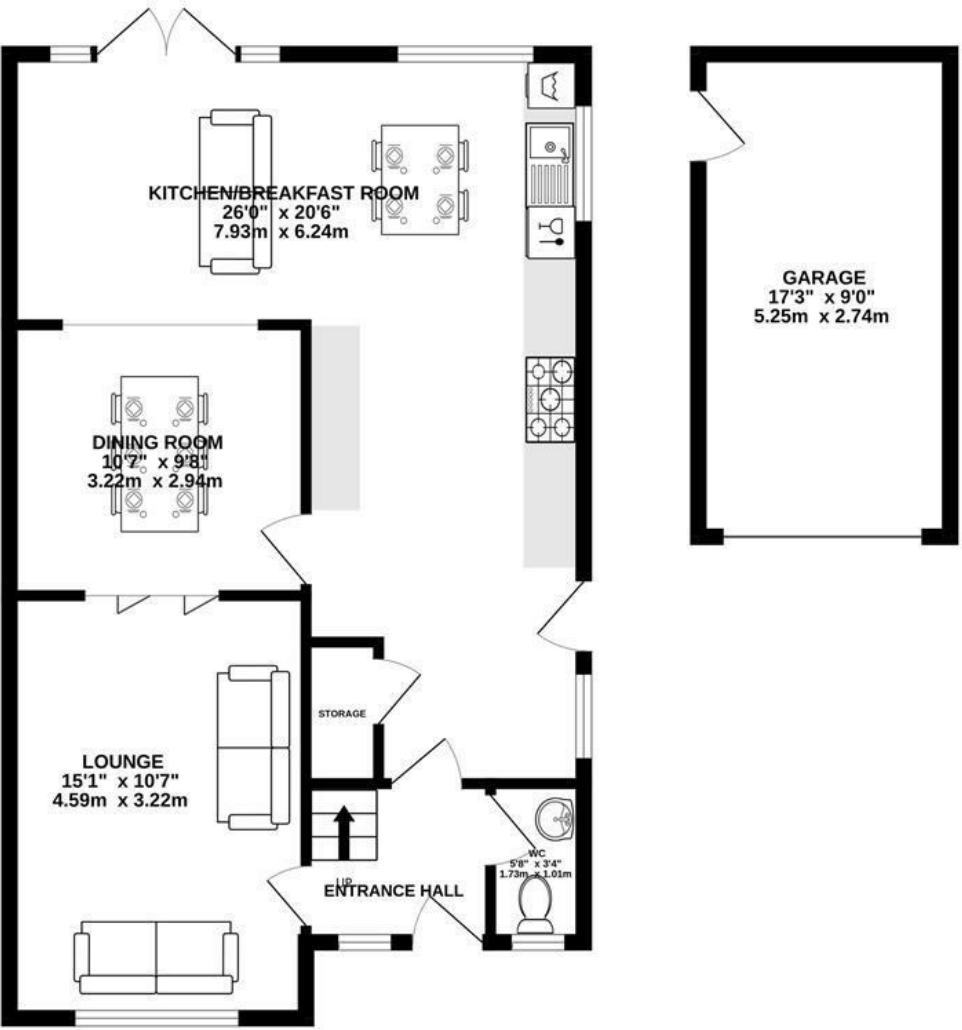




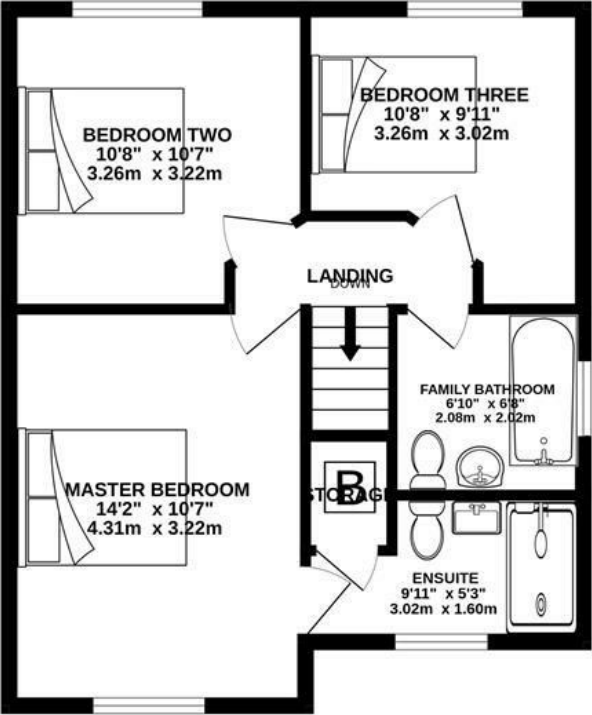


BEN ROSE

GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1318 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.

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		
	79	83
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	

