



## Foundry Close, Leyland

**Offers Over £190,000**

Ben Rose Estate Agents are pleased to present to market this well-presented end terrace home, ideally positioned within a sought-after cul-de-sac in Leyland, Lancashire. Perfectly suited to first time buyers and couples, the property offers modern, low-maintenance living within close proximity to Leyland town centre, where a variety of shops, supermarkets, bars, restaurants and schools can be found. Excellent transport links are readily available, including Leyland railway station with direct services to Preston, Manchester and Liverpool, along with frequent bus routes to Leyland, Preston and Chorley. The nearby M6, M61 and M65 motorways provide convenient access for commuters.

Upon entering the property, you are welcomed into a spacious, full-width lounge which offers a bright and comfortable living area, ideal for both relaxing and entertaining. To the rear of the home is a modern kitchen/dining room fitted with contemporary units and integrated appliances, including a built-in fridge freezer. There is ample space for a dining table, while French doors open out onto the rear garden, creating a light-filled and sociable space. A ground floor WC adds further practicality to the layout.

The first floor continues to impress with two well-proportioned double bedrooms. The master bedroom provides generous space for bedroom furniture, while the second double bedroom offers versatility as a guest room or home office. Completing this floor is a stylish, modern three-piece family bathroom finished to a good standard.

Externally, the property benefits from off-road parking for two vehicles to the front. The rear garden is designed for ease of maintenance, featuring a paved patio seating area, artificial lawn and a useful garden shed. Overall, this attractive home combines modern interiors with a highly convenient location, making it an excellent opportunity for those looking to step onto the property ladder.





















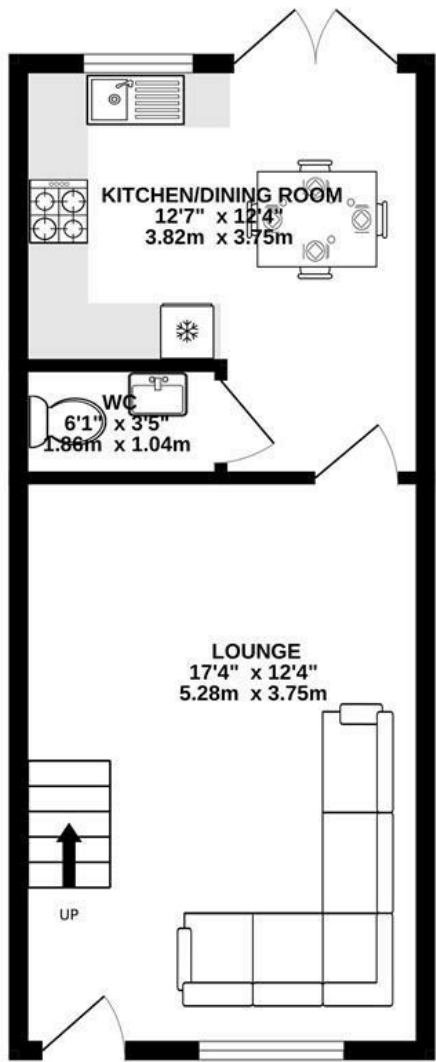




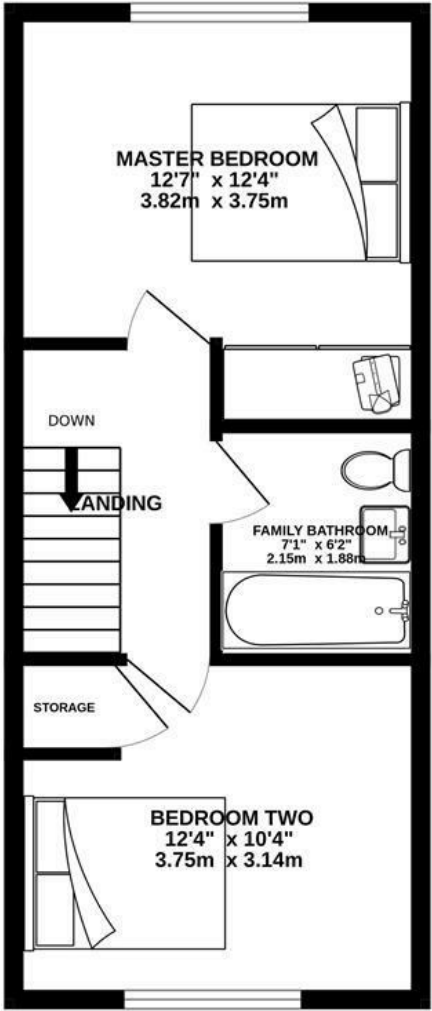


# BEN ROSE

GROUND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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	85
(81-91) B		
(69-80) C		
(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 (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 

