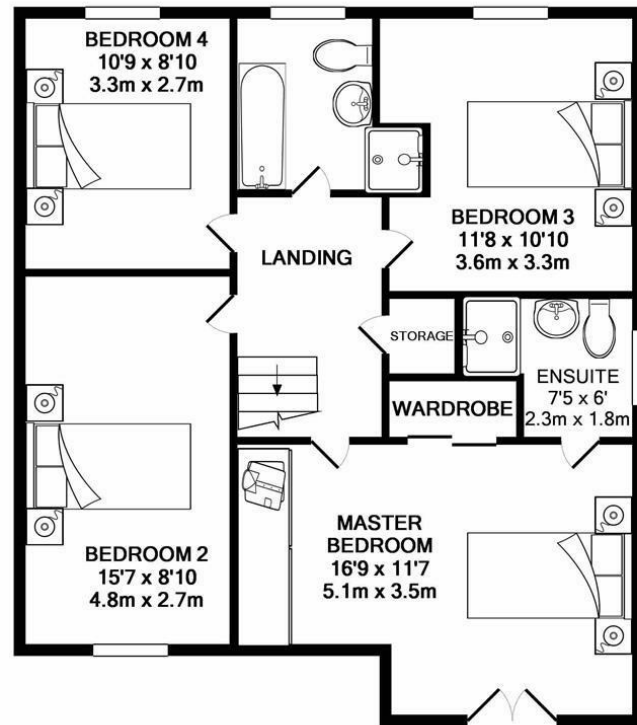


GROUND FLOOR
APPROX. FLOOR
AREA 715 SQ.FT.
(66.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 706 SQ.FT.
(65.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1421 SQ.FT. (132.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Leyland Drive Chorley

Offers Over £229,995

*** South Facing Garden*** Ben Rose Estate Agents are pleased to present to the market this beautifully presented four bedroom detached home that forms part of the extremely popular and sought after residential development on Eccleston Park. The property is attractively decorated and presented to a great standard offering excellent family accommodation and excellent layout throughout. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) and a short distance away from Chorley Town Centre and train and bus stations. This is a must view property.

Internally, the property briefly comprises of a welcoming reception hall, W.C Cloakroom with two piece white suite, kitchen/diner complete with some integrated appliances and complementary work surfaces. The dining area has double doors out to the rear garden. Off the dining area you will find the utility with rear access and internal access to the garage. Across entrance hall you will find the a bright airy lounge with bay window. To the first floor there is the family bathroom with separate shower and four double bedrooms the master of which benefits from fitted wardrobes, an ensuite shower room and a Juliette balcony. Bedroom two also benefits from fitted wardrobes.

Externally, to the front there is a driveway for off road parking for two cars, whilst to the rear of the house you will find a beautiful flagged patio area and a laid to lawn garden edged with wooden fencing for privacy.

The room dimensions of all our properties can be found on the floor plan.

Property to sell?
If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.



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		78	80
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(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	

