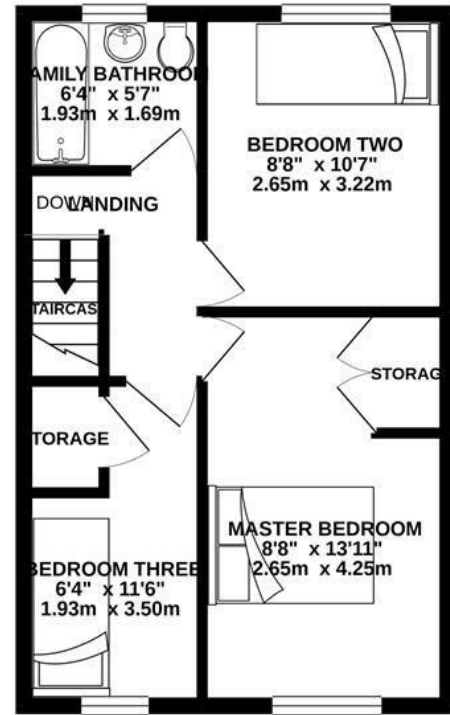
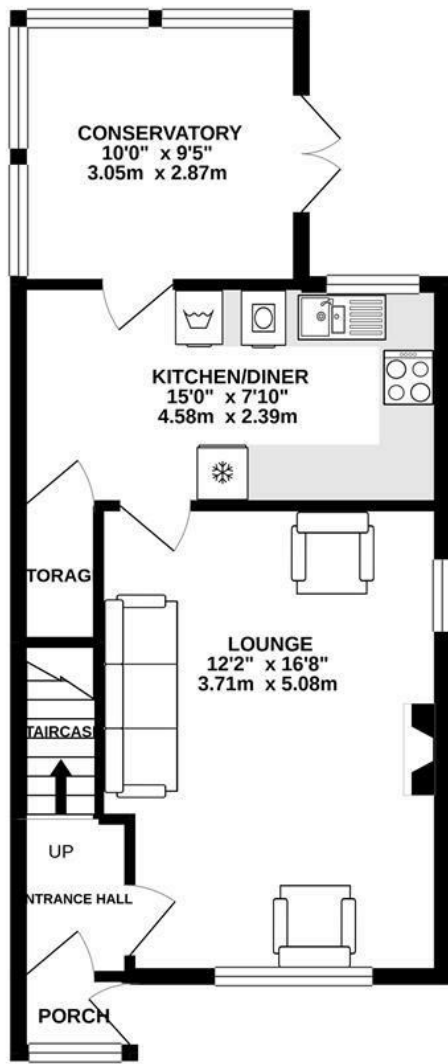


GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.

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



TOTAL FLOOR AREA: 838 sq.ft. (77.8 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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BEN  ROSE



Riversedge Road, Leyland

Offers Over £140,000


Ben Rose Estate Agents are pleased to present to market this three bed, end terrace property in the continually popular and much sought after area of Leyland. This would be an ideal family home or for those wanting to get on the property ladder. The property is a short drive from Leyland's town centre and its superb local schools, shops and amenities with fantastic travel links via the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.


Internally, the property briefly comprises of a welcoming porch and entrance hall leading through to a spacious lounge with feature fireplace and large front-facing window letting ample light into the property. From here you'll enter into the modern kitchen/diner where you'll find gorgeous wood-effect worktops, integral wall and base units, and space for freestanding appliances. This leads through to the spacious conservatory extension for additional living space and double door access to the rear garden.

Moving upstairs, you'll find three good-sized bedrooms with the master benefitting from integrated storage space. You will also find the all-white three piece family bathroom on this floor with an overhead shower.

Externally, to the front of the property is a paved entrance staircase and an area for potted plants and shrubberies as well as space for on street parking. To the rear is a secluded south-facing garden for outdoor furniture and both a garage and car port that is accessed by the main road. There is also priority parking outside the garage.

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			79
(81-91) B			
(69-80) C			
(55-68) D		63	
(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			79
(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	

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T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB

