



redrose

2 Beconsaw Drive

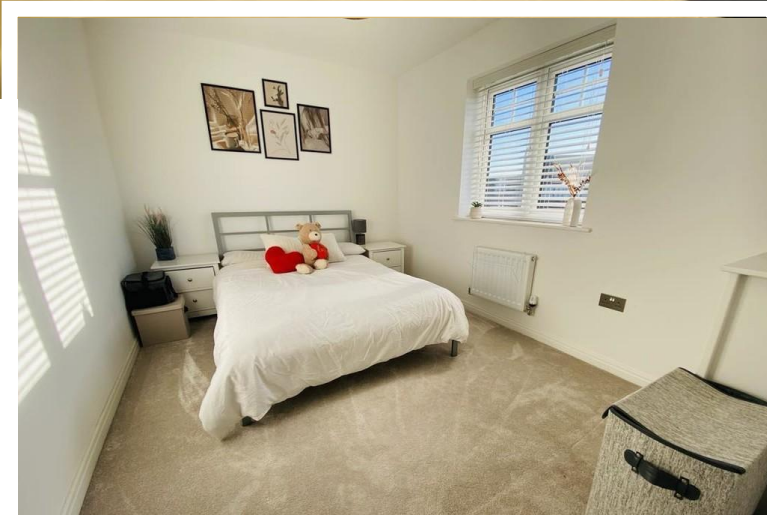
Farinton Moss, Leyland, PR26 6RW

Immaculate throughout, this beautifully presented 3 bedroom detached home is less than 2 years old and is perfect for a first time buyer with 3 double bedrooms, en suite to master, great size lounge and kitchen/diner. This lovely home must be viewed. the property has a garage and parking to the rea...

Asking Price Of £250,000

EPC Rating '88'





Property Description

OUTSIDE FRONT

Large lawn area with pathway to front door.

HALLWAY

Bright and spacious hallway with laminate flooring, doors to kitchen, lounge and WC and stair to first floor.

LOUNGE

10' 10" x 16' 3" (3.32m x 4.96m) Lovely dual aspect lounge with double glazed window to front and patio doors to rear. Stunning feature fire built into a media wall that really is the focus point of this lovely room.

KITCHEN/DINER

11' 11" x 16' 2" (3.65m x 4.95m) Another fabulous dual aspect room with double glazed window to front and patio doors to rear. Stunning, contemporary kitchen in slate grey gloss with integrated dishwasher, washing machine and fridge/freezer. Single oven, stainless steel sink and drainer, ceiling light point and vinyl flooring.



WC 1.45m x 1.49m

4' 9" x 4' 10" (1.45m x 1.49m) Low level WC with wash hand basin, radiator and ceiling light point.

MAIN BEDROOM

9' 4" x 11' 7" (2.87m x 3.54m) Double glazed window to rear, ceiling light point, radiator and fitted wardrobe. Door to en suite.

EN SUITE

8' 0" x 3' 11" (2.46m x 1.21m) Double walk in shower cubicle, fully tiled, low level WC and wash hand basin. Ceiling light point, double glazed window to front. Tiled flooring.



BEDROOM TWO

12' 1" x 8' 10" (3.7m x 2.71m) Great size double with double glazed window to front, ceiling light point and radiator.

BEDROOM THREE

14' 4" x 7' 1" (4.39m x 2.16m) Another great size bedroom with fitted wardrobe, double glazed window to rear and ceiling light point.

BATHROOM

10' 8" x 6' 4" (3.27m x 1.95m) Spacious bathroom with low level WC, wash hand basin and bath with shower over. tiled flooring, ceiling light point and radiator.



GARDEN

Low maintenance garden with patio, lawn and raised borders. gate access to rear.

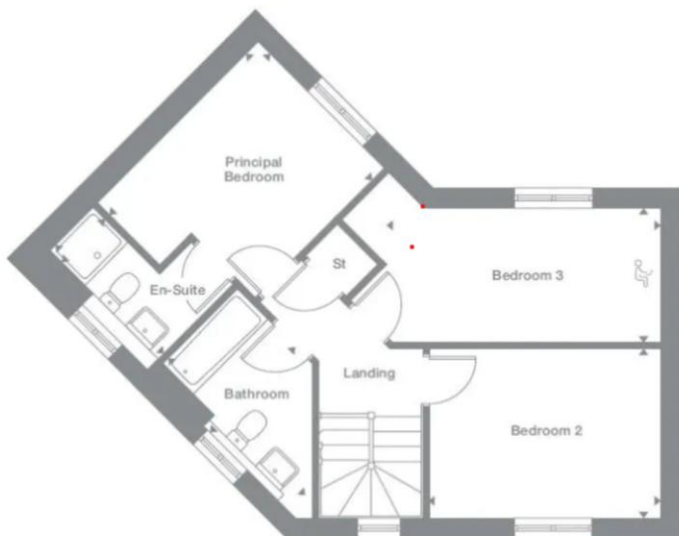
GARAGE


The garage to the rear is accessed via up and over door with parking in front.





First Floor



| Energy Efficiency Rating | | Current | Potential |
|--|----------|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | 88 | 89 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  | |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements