BEN ROSE



Moss Lane, Leyland

O.I.R.O £240,000

Ben Rose Estate Agents are pleased to present to market this beautiful Victorian terraced home, offering an abundance of original character, generous living accommodation and four well-proportioned bedrooms, making it an ideal choice for growing families. Blending period charm with practical modern touches, the property boasts attractive features including solid oak parquet flooring, decorative ceiling coving, dado rails and a striking ceiling arch, creating a home full of warmth and individuality. Situated in the popular town of Leyland, the property is ideally placed for a range of local amenities, reputable schools and everyday conveniences, with shops, supermarkets, cafés and leisure facilities all within easy reach. Excellent transport connections are available via Leyland railway station, providing links to Preston, Manchester and beyond, while the nearby M6, M61 and M65 motorways offer convenient access across Lancashire and further afield. The surrounding towns of Preston, Chorley and South Ribble also provide an excellent choice of shopping, dining and recreational opportunities, making this an appealing location for families seeking both convenience and connectivity.

Upon entering the property, you are welcomed by a bright and airy reception hall, where the solid oak parquet flooring, decorative ceiling arch and dado rail immediately establish the home's traditional character. The staircase leads to the first floor, while doors provide access to the principal ground floor rooms and a convenient downstairs WC. Positioned at the front of the property, the spacious lounge offers a comfortable setting for relaxing with family or entertaining guests. Built-in storage cupboards sit either side of the chimney breast, which features an inset fireplace ready for the new owner to install a fire, allowing the space to be personalised to suit individual tastes. The solid oak parquet flooring continues through the room, complemented by decorative ceiling coving, a dado rail and a front-facing window that welcomes in plenty of natural light. Moving further along the hallway, the generously sized kitchen diner provides an excellent hub for everyday family life, with ample room for a dining table and a modern fitted kitchen incorporating a range of integrated appliances. Ceramic tiled flooring offers a practical finish, while the rear-facing window brings light into the space. A further chimney breast with an inset fireplace, also ready for the installation of a fire, adds another touch of character. An opening leads through to the adjoining utility room, while a separate door provides access to useful understairs storage. The utility room continues the practical layout, featuring matching ceramic tiled flooring, integrated appliances and a rear-facing window, alongside an external door opening directly onto the decking and rear garden. Completing the ground floor is a convenient two-piece WC, positioned at the end of the hallway and finished with tiled flooring.

Ascending the staircase, the first floor reveals four well-proportioned bedrooms, offering flexibility for growing families, guests or those requiring space to work from home. The master bedroom is positioned at the front of the property and benefits from a front-facing window, alongside a section of wooden slatted cladding that adds texture and individuality to the room. Bedroom two is situated towards the rear and features a similar decorative wooden slatted wall, creating a distinctive finish, with a rear-facing window overlooking the garden. Bedroom three also enjoys a rear-facing window and offers further versatile accommodation, while bedroom four is positioned at the front of the home and features wooden floorboards, adding to the property's period appeal. With four bedrooms in total, there is excellent scope to adapt the accommodation to suit changing family needs, whether that means creating children's bedrooms, a guest room or a dedicated home office. Serving the bedrooms is a three-piece family bathroom, complete with an overhead shower and tiled flooring, providing a practical space for busy mornings and relaxing evenings alike.

Externally, the property benefits from a brick-paved hardstanding to the front, providing off-road parking for up to two cars, with hedging to either side adding a touch of greenery and definition to the frontage. To the rear, an enclosed walled garden which is south facing and catches the sun beautifully in the summer, offers a private outdoor space which is not overlooked. A raised decking area extends across the rear of the property, creating an ideal setting for outdoor dining and seating, with steps leading down to a thoughtfully arranged garden below. To the right, a brick-paved section provides further practical space, while artificial lawn to the left offers a low-maintenance area for children to play or for outdoor relaxation. A gate in the rear-right corner leads out to the service road, adding convenient access. Combining generous family accommodation, attractive Victorian character and useful outdoor space, this appealing home offers a wonderful opportunity for buyers seeking a property with personality, practicality and room to grow in a well-connected Leyland location.





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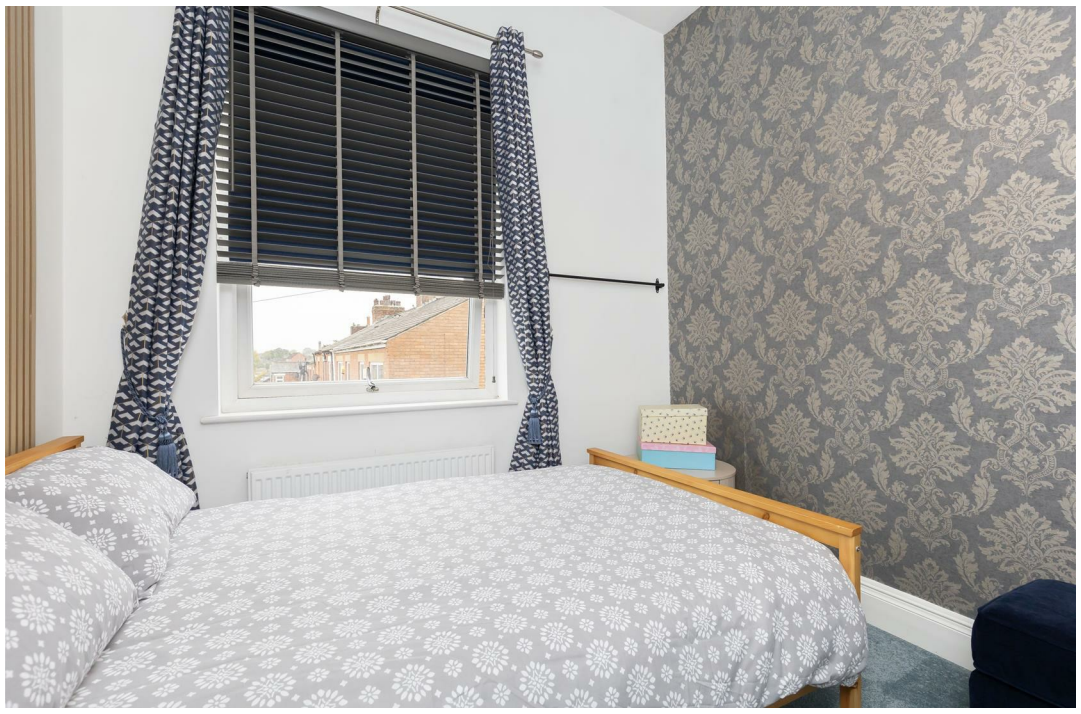


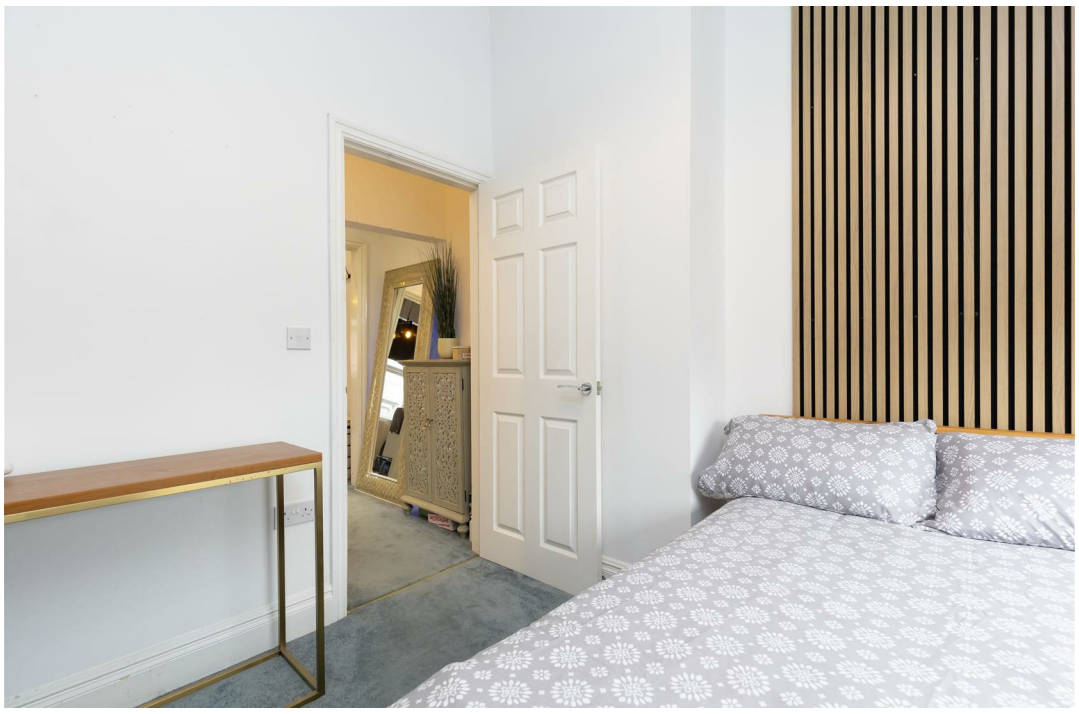

















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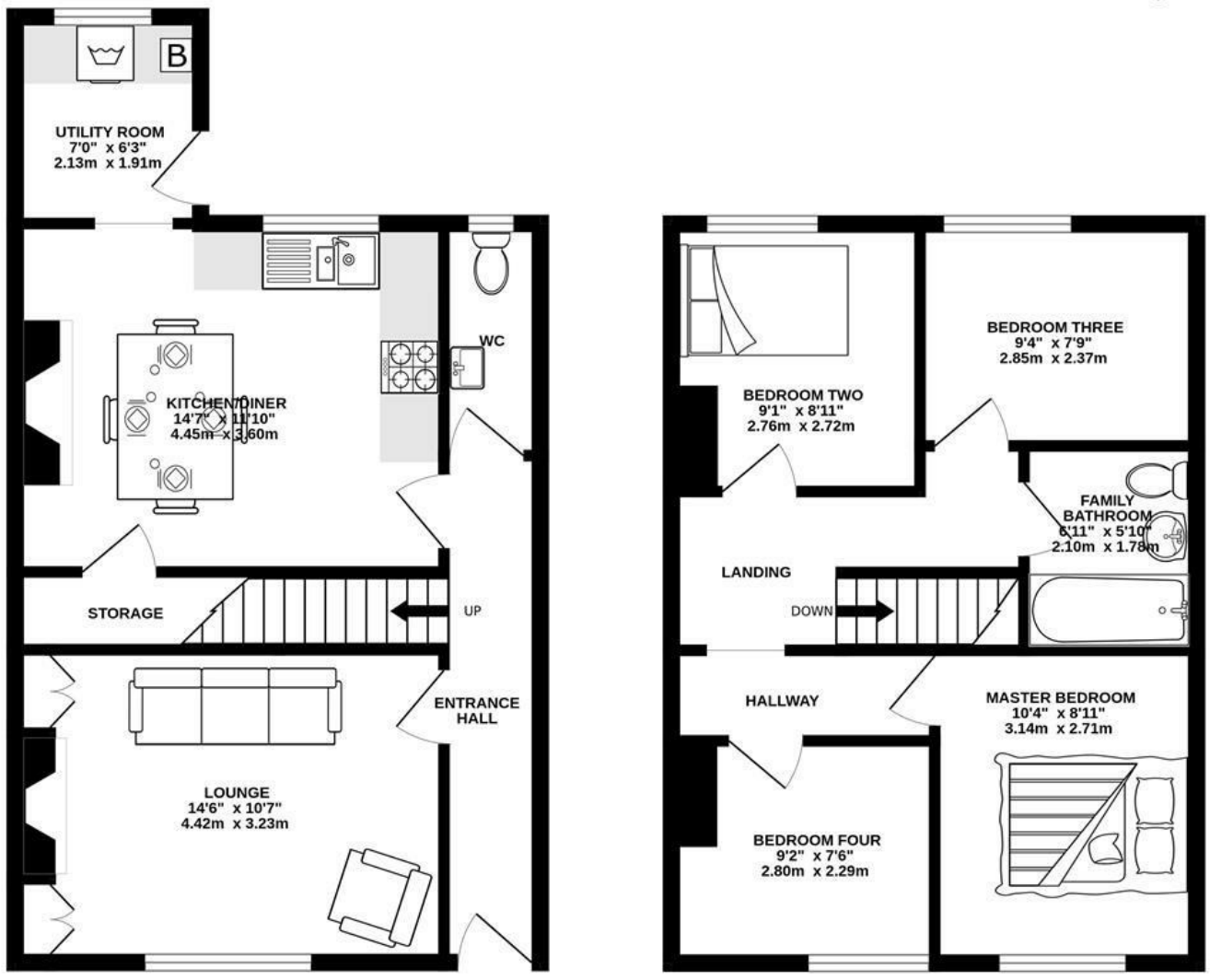


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GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.

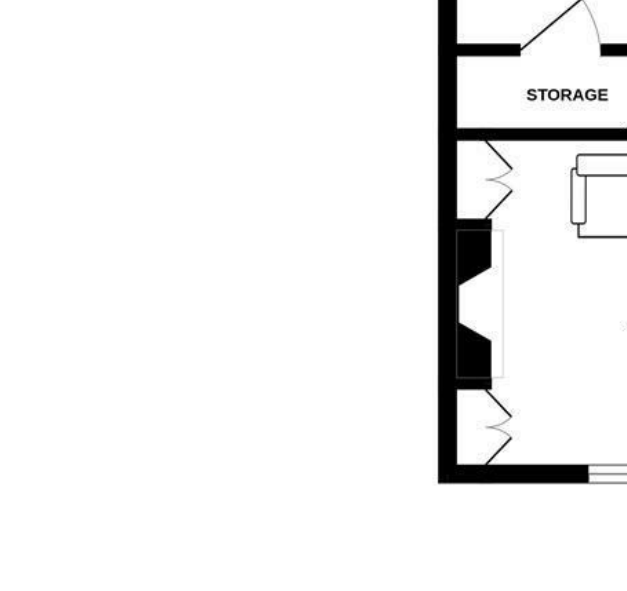
1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.

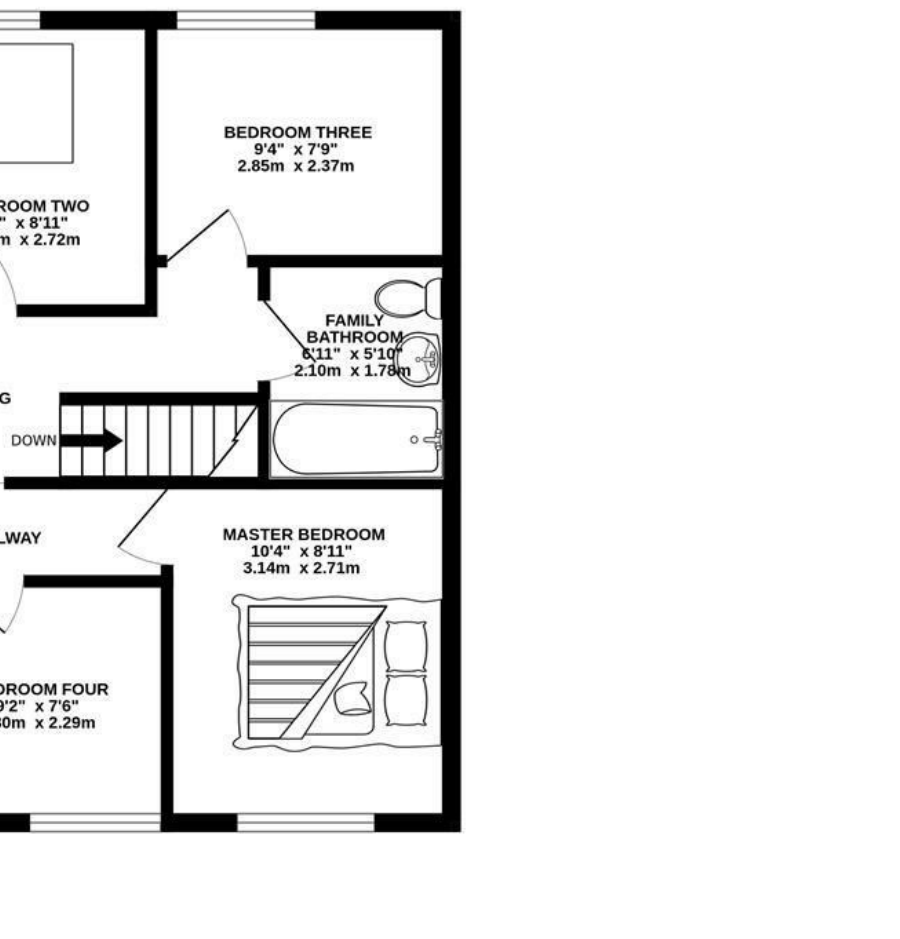


TOTAL FLOOR AREA : 908 sq.ft. (84.4 sq.m.) approx.

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.





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