



**Edward Street, Leyland**

**Offers Over £125,000**

Ben Rose Estate Agents are delighted to bring to market this two bedroom, mid-terrace property in Leyland town centre. The property is situated in Leyland's town centre with superb local schools, shops and amenities on the doorstep. There is also fantastic travel links via the nearby Leyland train station, with direct links to Manchester and Preston, as well as the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance porch that leads straight into the spacious lounge. The lounge features a traditional fireplace, receives ample light from the front facing window and gives access to the kitchen. The kitchen is of a generous size and benefits from ample worktops and plenty of space for other freestanding appliances. Access to the stairs and garden can also be found here.

Moving upstairs, you'll find the two double bedrooms with the master spanning the width of the home and benefitting from fitted wardrobes. You'll also find the three piece family bathroom on this floor with an over the bath shower.

Externally, to the front of the property is room for on road parking, whilst to the rear is a good sized garden. The garden benefits from being South facing and has an excellent amount of seclusion by the tall wooden fencing.

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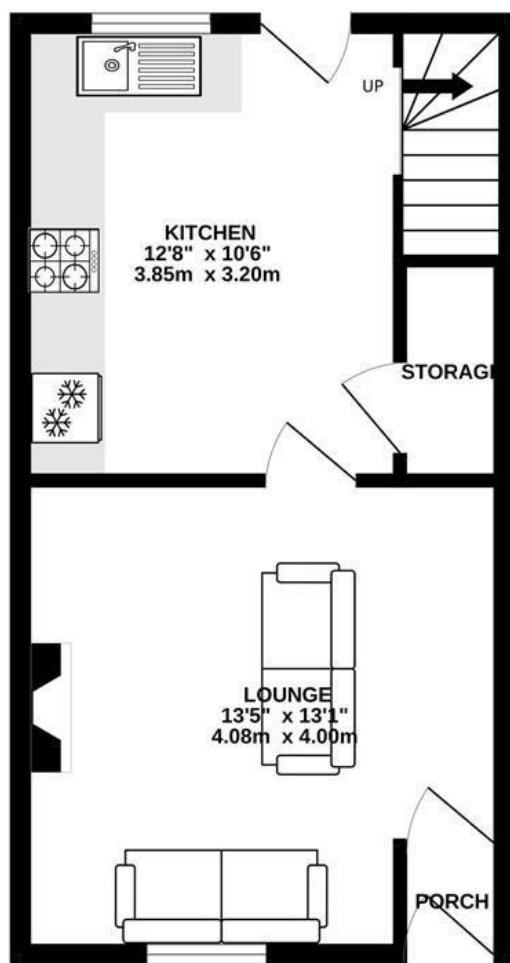


BEN ROSE

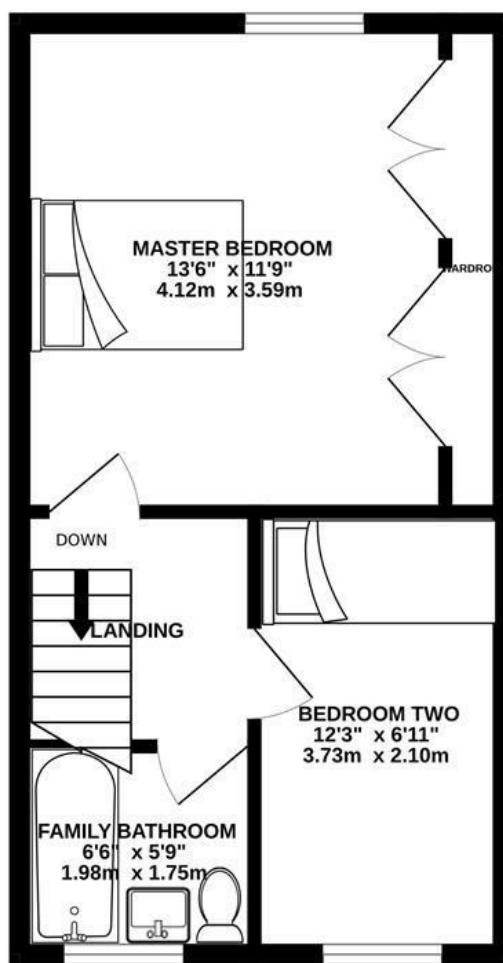


# BEN ROSE

GROUND FLOOR  
341 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.7 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	
(81-91)	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	

