BEN ROSE



Fossdale Moss, Leyland **Offers Over £140,000**

Ben Rose Estate Agents are pleased to present to market this well-positioned two-bedroom ground floor apartment, situated within a much sought-after residential area of Leyland. Ideally suited to first-time buyers or those seeking the convenience of single-storey accommodation, the property offers comfortable and practical living space, together with the added benefit of a private rear garden. Leyland town centre is just a short drive away, offering a range of shops, supermarkets and local amenities, alongside well-regarded schools including Moss Side Primary School. Commuters are also well catered for, with excellent transport links available via the nearby train station, local bus routes and convenient access to the M6 and M61 motorways. Early viewing is highly recommended to fully appreciate what this property has to offer and avoid potential disappointment.

Upon entering, the entrance porch provides access to the main living accommodation. The generously proportioned lounge is arranged in an open-plan layout with the kitchen, creating a sociable and versatile space. There is ample room for a large family sofa, while a fireplace provides an attractive focal point and a front-facing window allows plenty of natural light into the room. The kitchen is fitted with an integrated hob and oven, with a breakfast bar providing seating for two.

The apartment offers two bedrooms, with the master bedroom being a comfortable double. The second bedroom benefits from patio doors opening directly onto the rear garden, as well as a useful utility cupboard, making excellent use of the available space. An additional storage cupboard ideal for use as a cloakroom can be found just off the hall, and completing the accommodation is the family bathroom, fitted with a bath and an overhead shower.

Externally, the property enjoys a generous, private rear garden, featuring a combination of lawn and patio areas, providing plenty of space to relax and enjoy the outdoors without being overlooked. Further benefits include small, low maintenance front garden, single garage, ideal for additional storage, along with a dedicated parking space positioned directly in front of it.









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


THIS
KITCHEN
IS FOR
DANCING









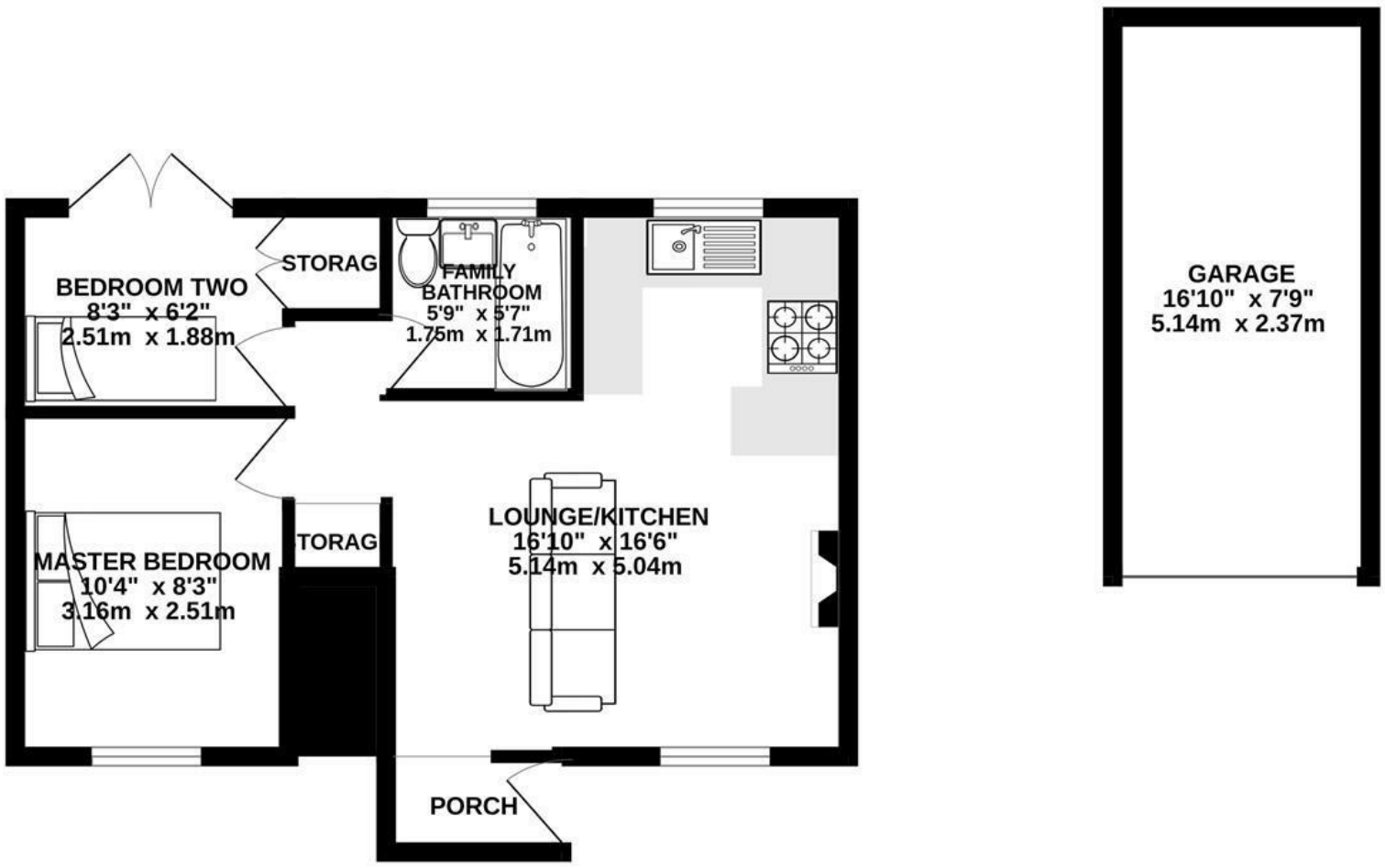






BEN ROSE

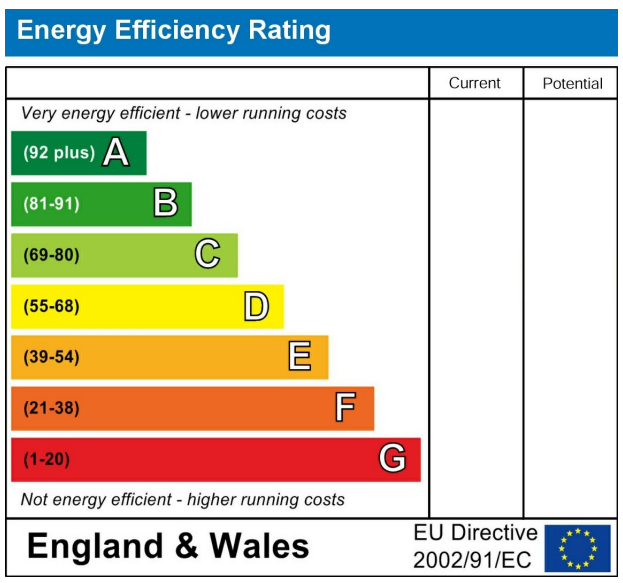
GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.

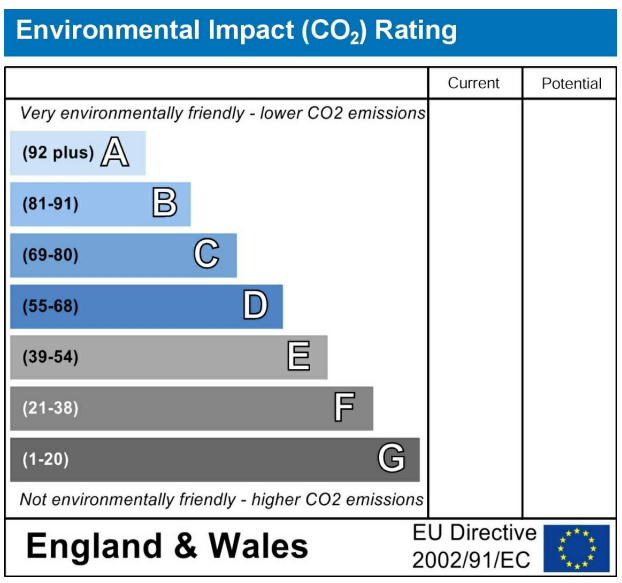


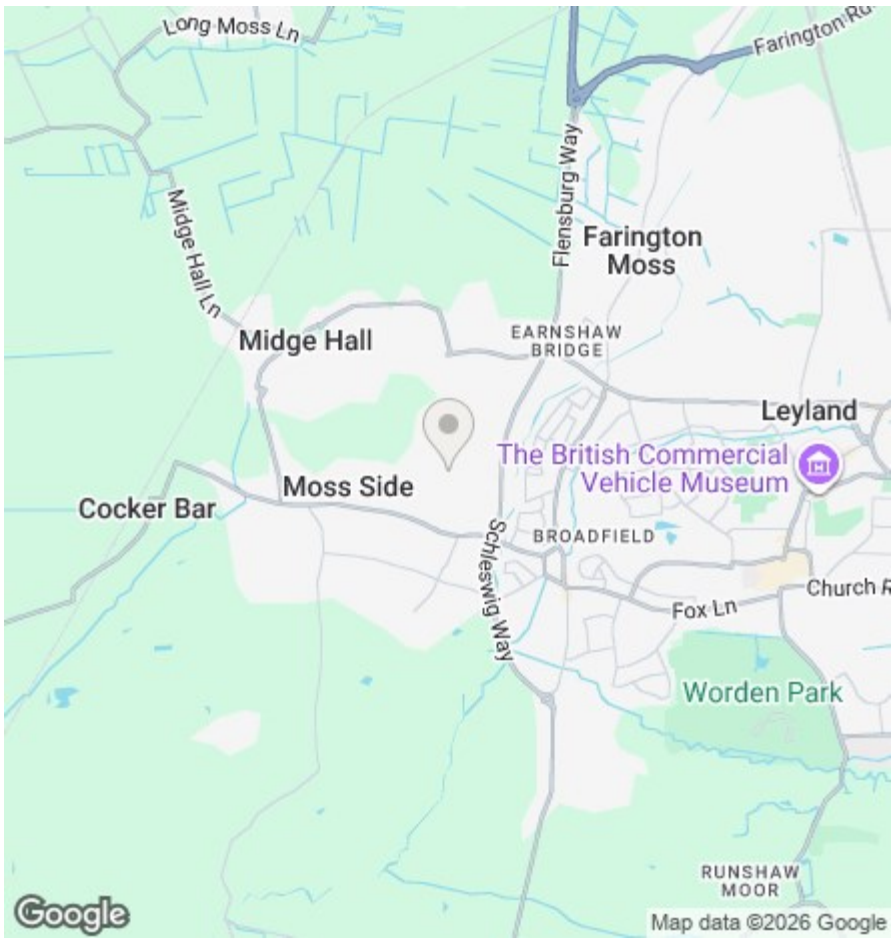
TOTAL FLOOR AREA : 542 sq.ft. (50.4 sq.m.) approx.

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.
Made with Metropix ©2026

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.







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