



Moss Lane, Leyland

£210,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom end-terrace character home, situated within a highly sought-after area of Leyland. Beautifully decorated throughout in a tasteful neutral palette, this attractive property effortlessly combines modern living with period charm, making it an ideal choice for a wide range of purchasers. Conveniently positioned close to Leyland town centre, the home enjoys easy access to a wide range of local amenities including shops, bars, restaurants and well-regarded schools. Excellent travel links are also nearby, with Leyland railway station providing direct services to Preston, Manchester and Liverpool, alongside superb bus routes to Leyland, Preston and Chorley. The M6, M61 and M65 motorways are all within easy reach, making this an excellent location for commuters.

Stepping through the entrance hall, you are welcomed into a spacious open-plan ground floor designed perfectly for modern living. The lounge area is positioned to the front of the home and features a beautiful bay window allowing plenty of natural light, alongside a charming feature fireplace creating a warm and inviting atmosphere. Flowing seamlessly through to the kitchen/dining room, the space continues to impress with a modern fitted kitchen complete with integral appliances including a fridge, freezer, dishwasher and washing machine. The dining area offers ample room for entertaining, while a door leads directly out to the rear garden.

To the first floor, the master bedroom is a generous double room enhanced by a large bay window that adds both character and natural light. Bedroom two is another comfortable double, while bedroom three is ideal as a child's bedroom, nursery or home office. Completing the accommodation is a modern three-piece family bathroom finished to a stylish standard.

Externally, the property boasts a side driveway providing off-road parking for up to two vehicles, bordered by a low brick wall and mature hedge which enhance the home's kerb appeal. To the rear is a beautifully secluded garden enclosed by a high brick wall, featuring a paved patio seating area, decorative pebble borders, wooden planters and a large garden shed, with gated access to the driveway. Offering character, modern finishes and a prime Leyland location, this wonderful home is ready to move straight into.









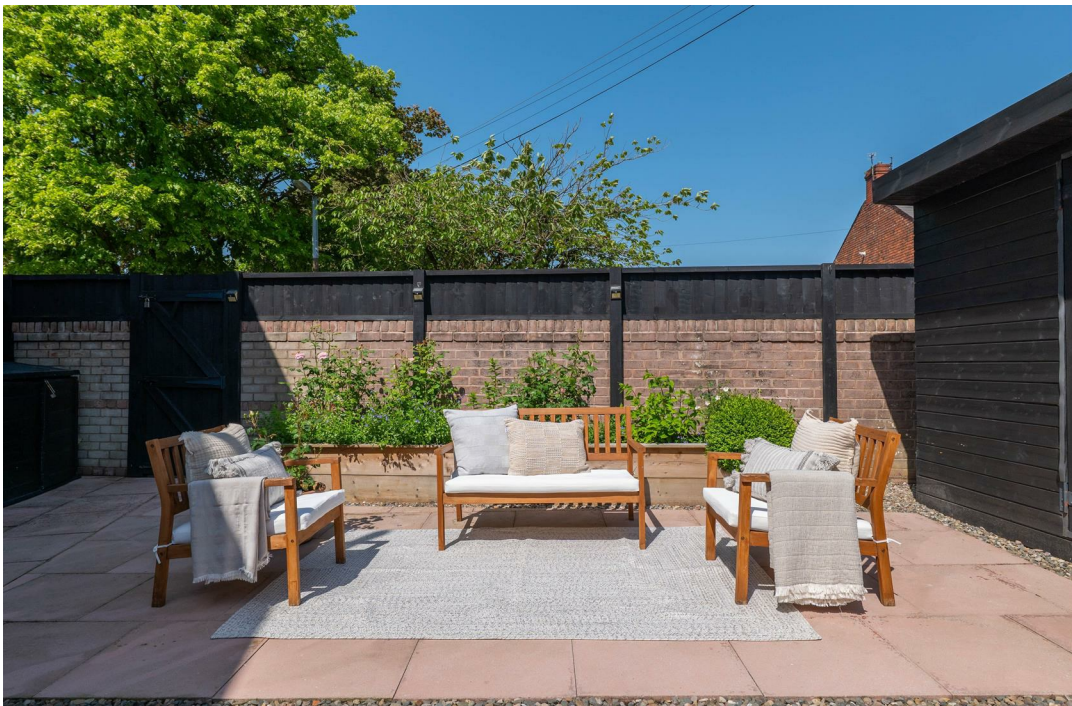






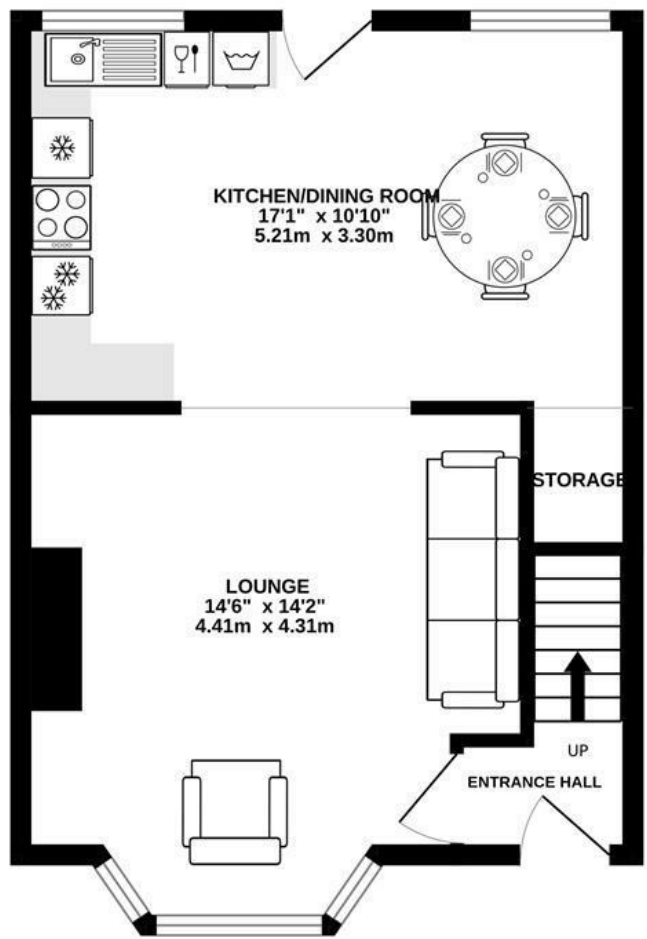




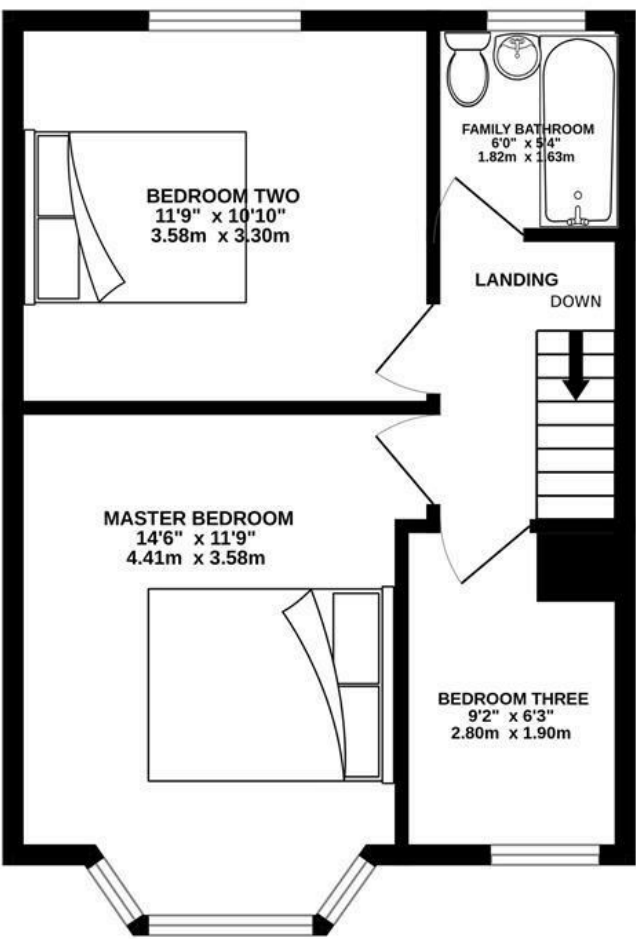


BEN ROSE

GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 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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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		
	74	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

