



**Fox Lane, Leyland**

**Guide Price £130,000**

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom terrace in Leyland. This family home boasts a spacious open plan lounge/dining room/kitchen, making it ideal for modern living. Located in a delightful neighbourhood, the property enjoys easy access to a range of amenities, including shops and schools. Commuters will appreciate the excellent travel links, with the nearby train station and major road networks just a short distance away.

Upon entering, you're greeted by a welcoming vestibule that leads to the hallway. The ground floor features an open plan design, seamlessly connecting the lounge, dining room, and kitchen, creating a perfect space for family gatherings and entertaining. The ground floor is also home to a convenient WC.

As you ascend to the first floor, you'll find three well-appointed bedrooms. The master bedroom offers ample space, and the remaining two bedrooms are ideal for family members or guests. A well-equipped family bathroom completes the first floor.

The property also boasts a useful basement with two good-sized rooms, offering additional versatile space for a variety of uses. Both cellar rooms have windows and external access, ensuring they are bright and airy.

Moving to the exterior, the property features a large rear garden with a stone patio, lawn, and decking - perfect for outdoor activities and relaxation. There's also access to parking at the rear of the property.

In summary, this three-bedroom terrace in Leyland is the perfect family home, offering spacious open plan reception rooms, a useful basement, and a delightful rear garden. While needing a bit of work, the potential is huge, with its excellent location and ample amenities, it's a fantastic opportunity for those looking for a well-rounded and comfortable living experience.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



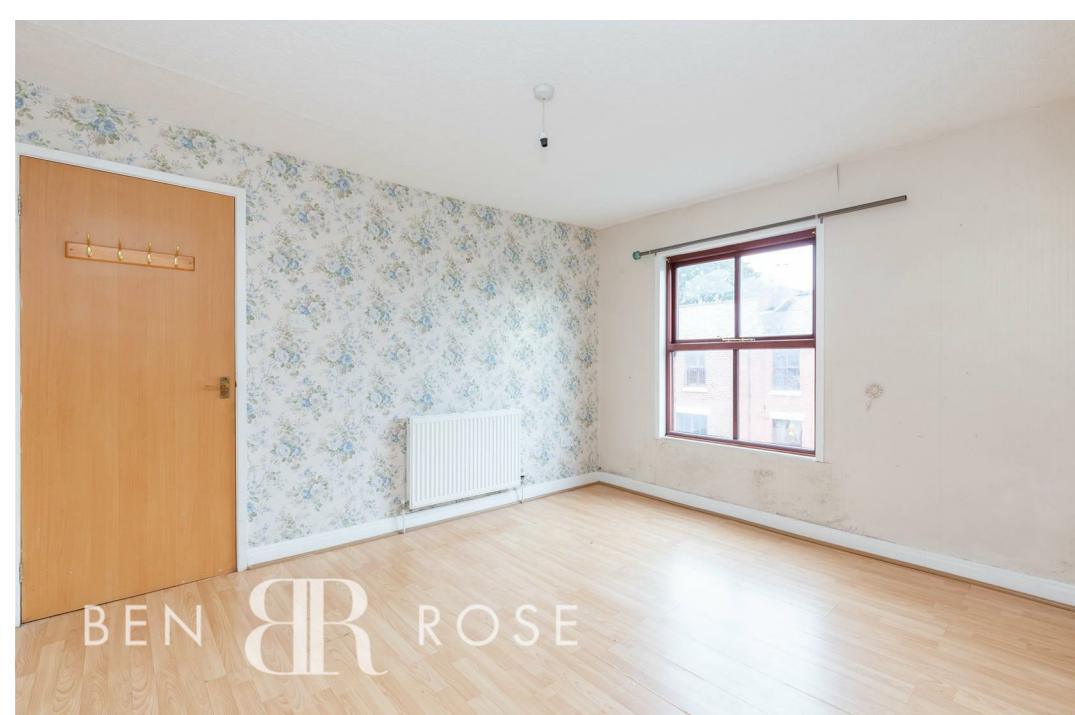


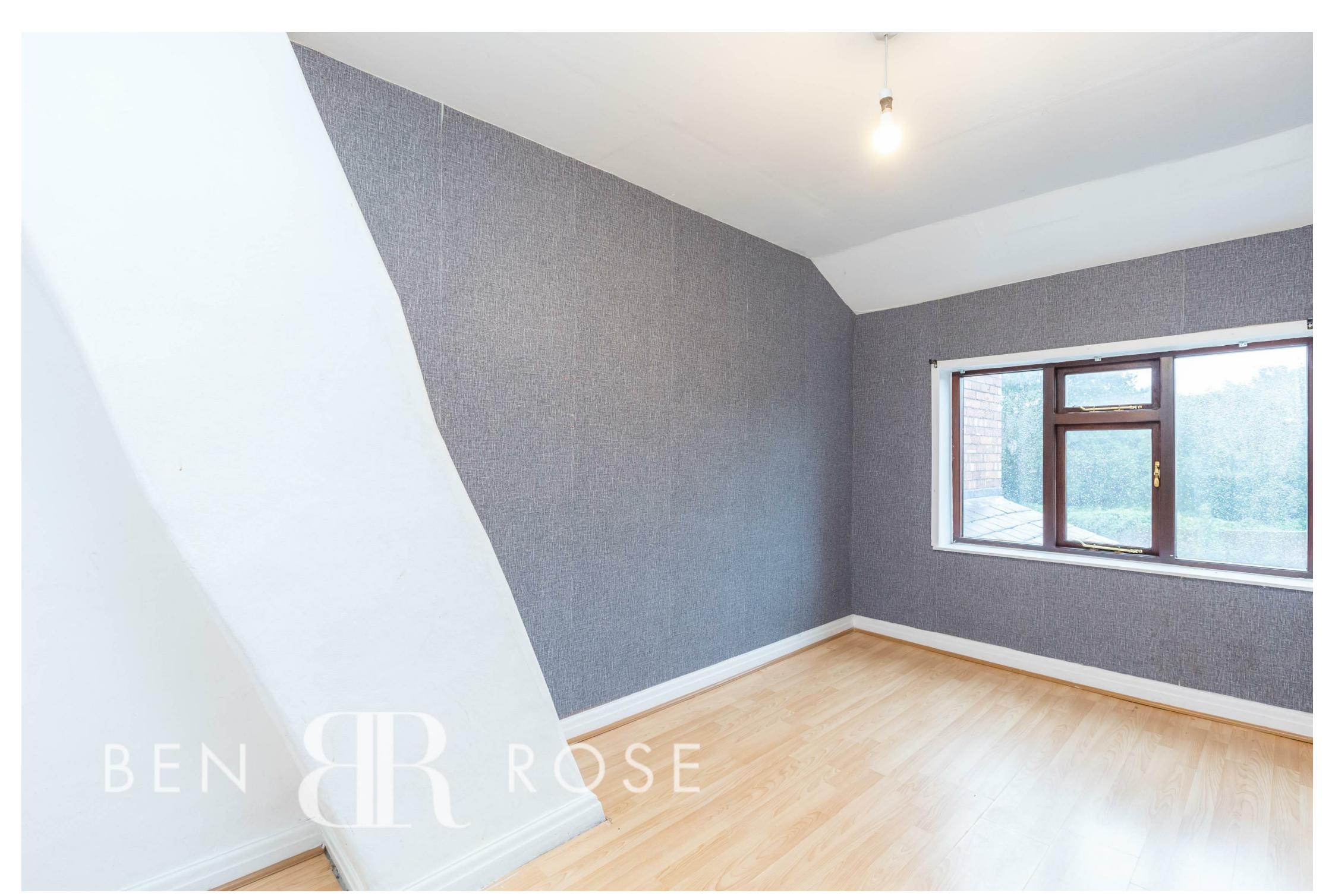








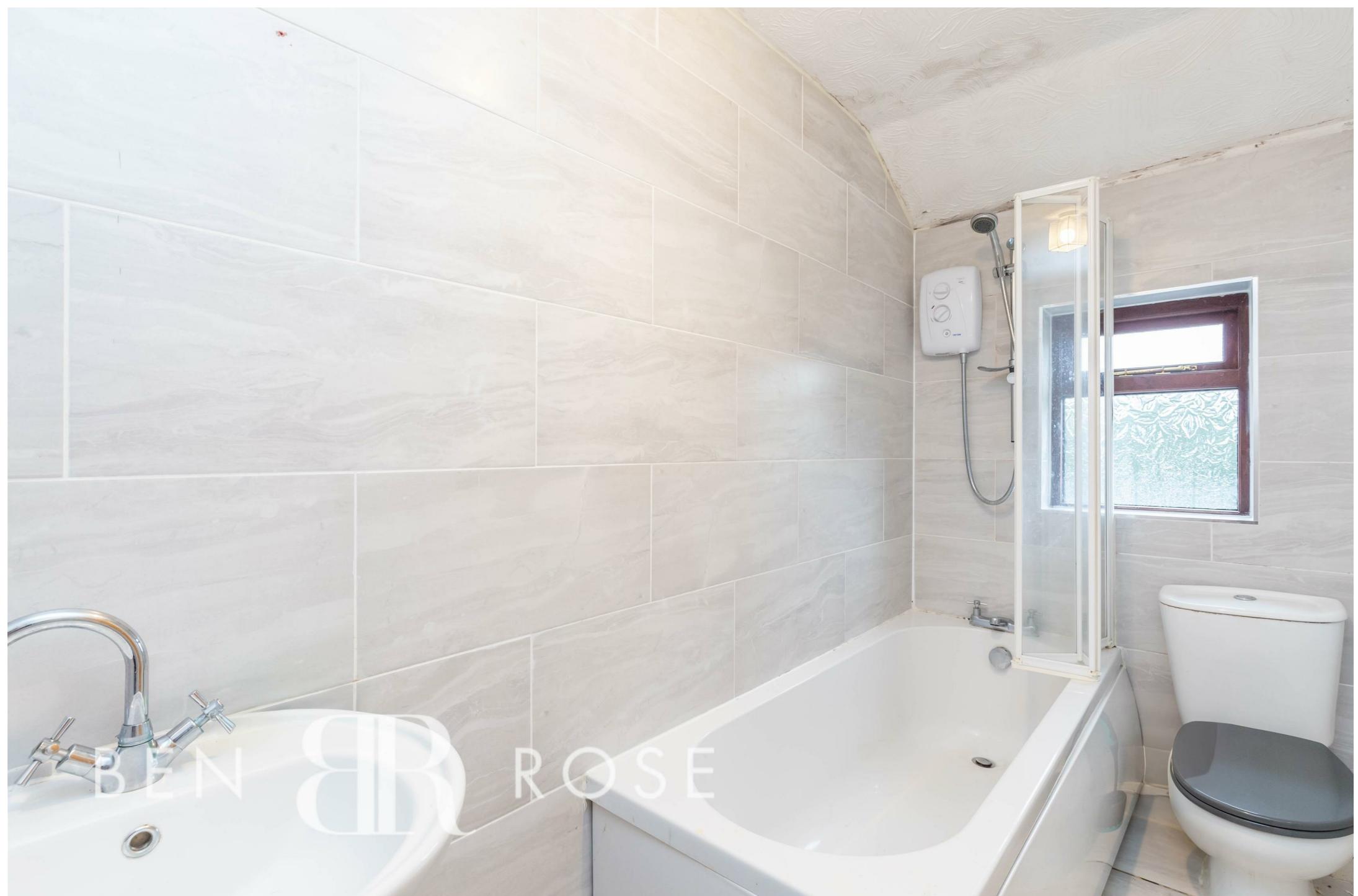




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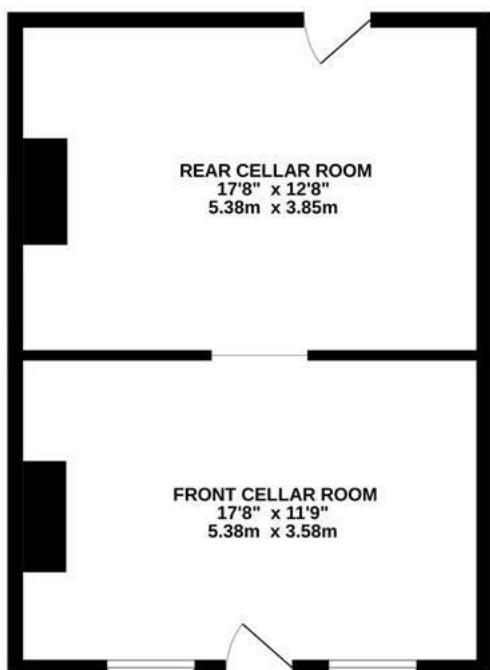
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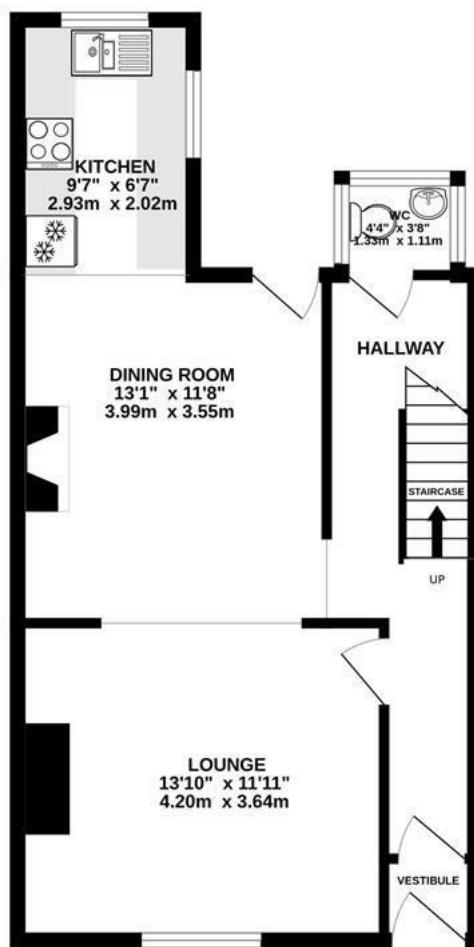


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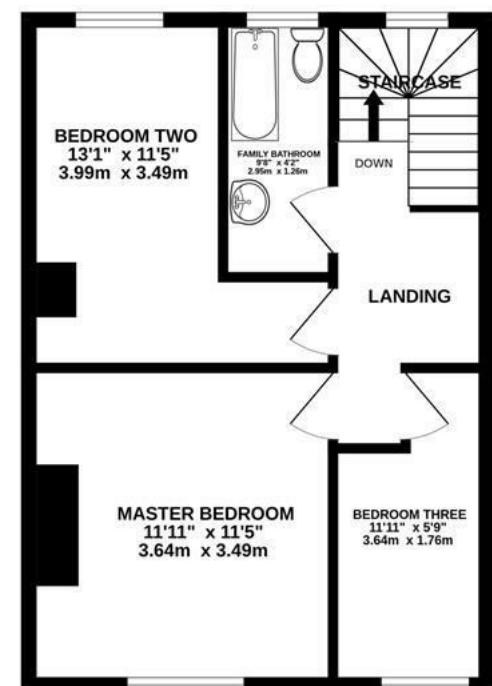
BASEMENT  
417 sq.ft. (38.7 sq.m.) approx.



GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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	

