



Balshaw Road, Leyland

Offers Over £200,000

Ben Rose Estate Agents are pleased to present to market this immaculately presented three-bedroom end-terrace property, located in the sought-after area of Leyland. Built in 1901, the home beautifully retains its original charm while showcasing a contemporary finish perfectly suited to modern living. Ideally positioned within walking distance of Leyland town centre, the property enjoys excellent access to local amenities including shops, schools, and parks, along with superb transport connections. Leyland Train Station is only a short distance away, offering regular services to Preston and Manchester, while the nearby M6 and M61 motorways provide swift links across the North West.

The property has recently undergone a full internal refurbishment to an exceptional standard, creating a luxurious and stylish home that is perfectly move-in ready for convenience and effortless contemporary living. Upgrades include brand-new external doors and windows, luxury carpets and flooring, a high-specification kitchen and bathroom, and a new boiler and heating system. The home has also been tastefully decorated throughout in Farrow & Ball's 'Skimming Stone', creating a beautifully neutral and cohesive décor that enhances the modern finish.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. On the right, you will enter the spacious lounge, which features a charming Victorian fireplace and a beautiful bay window overlooking the front aspect. Moving through, you will enter the central dining room, which offers ample space for a large family dining table and provides access to the convenient downstairs WC. Just off the dining room, you will find the kitchen, equipped with ample storage, integrated fridge, freezer, oven, hob, and dishwasher, with a single door leading out to the garden. A practical utility cupboard located under the stairs provides additional space for freestanding appliances and completes the ground floor.

Upstairs, you will find three well-proportioned and beautifully finished bedrooms, two of which are doubles. The newly fitted three-piece family bathroom, featuring an over-the-bath shower, completes this level.

Externally, there is plenty of on-street parking to the front, and the home boasts a single detached garage at the rear, offering off-road parking or convenient storage. The garage has been upgraded with a newly fitted up-and-over door as well as a brand new roof. The rear garden is generously sized and has been newly landscaped to create the perfect space for relaxing or entertaining. A gate provides access back to the front of the property, with an additional gate leading to the garage entrance.

This property must be viewed to truly appreciate the standard on offer. Early viewing is highly recommended to avoid potential disappointment.



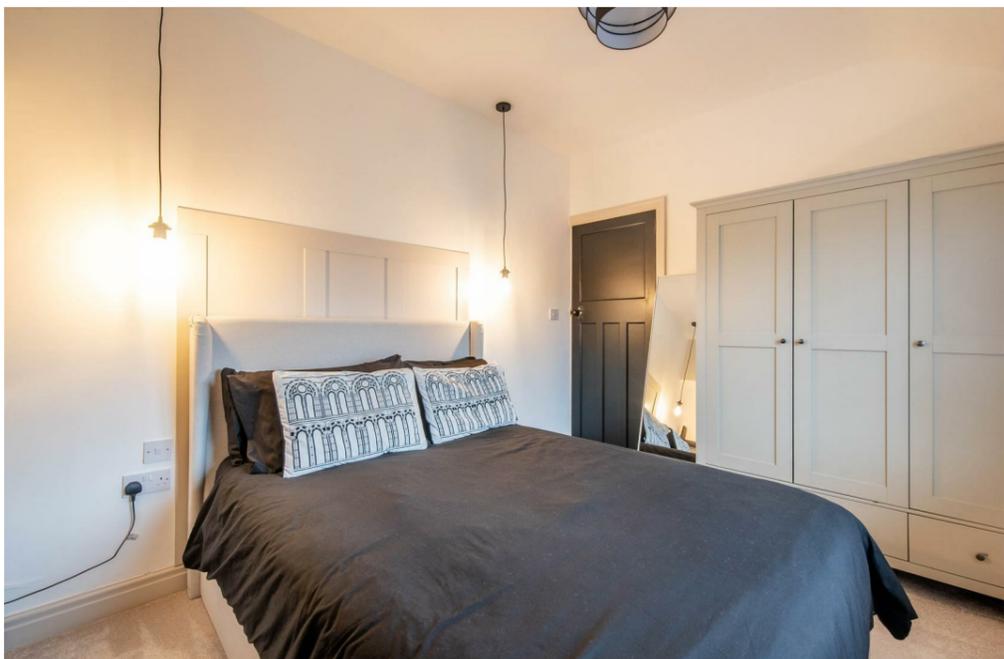
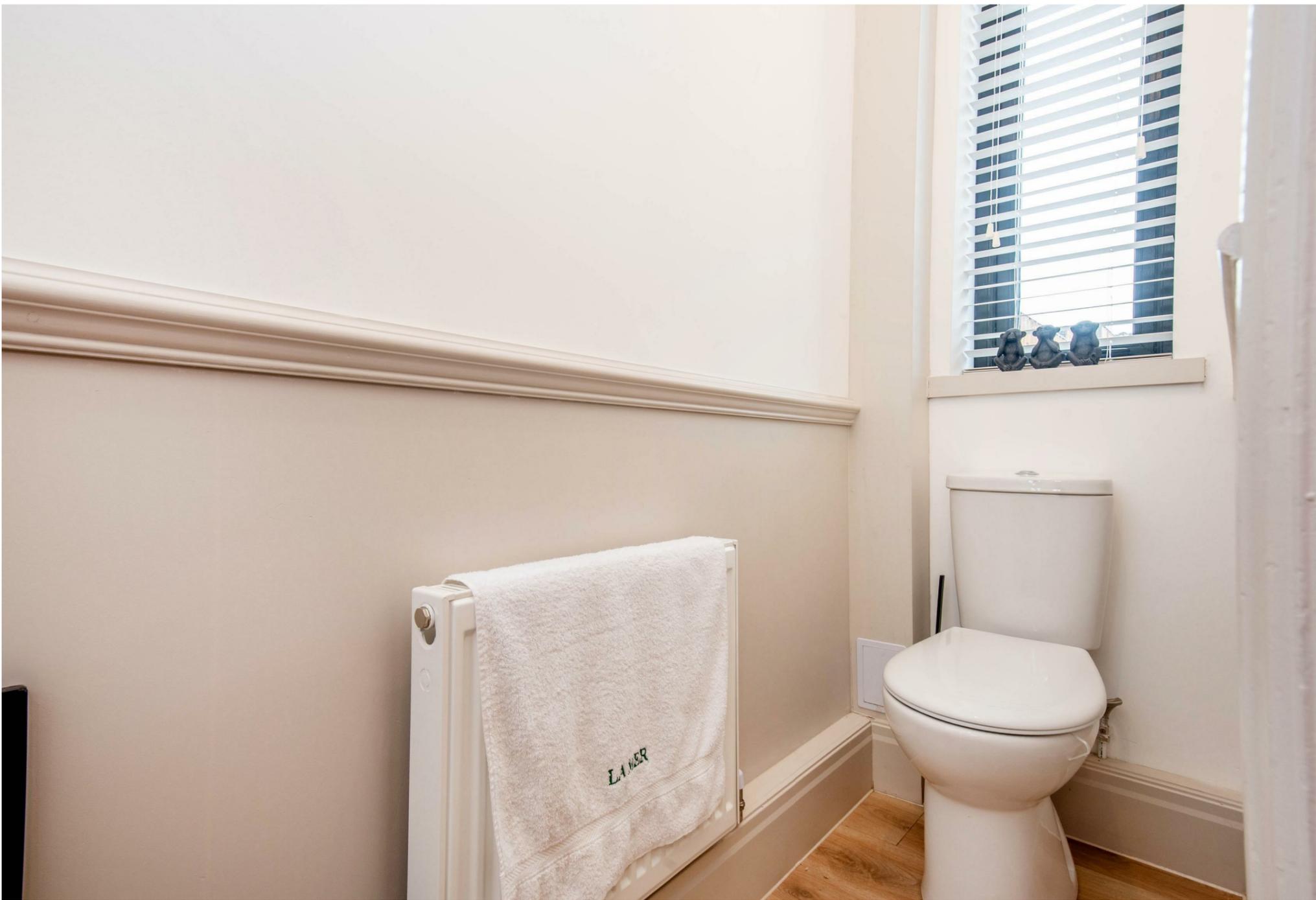


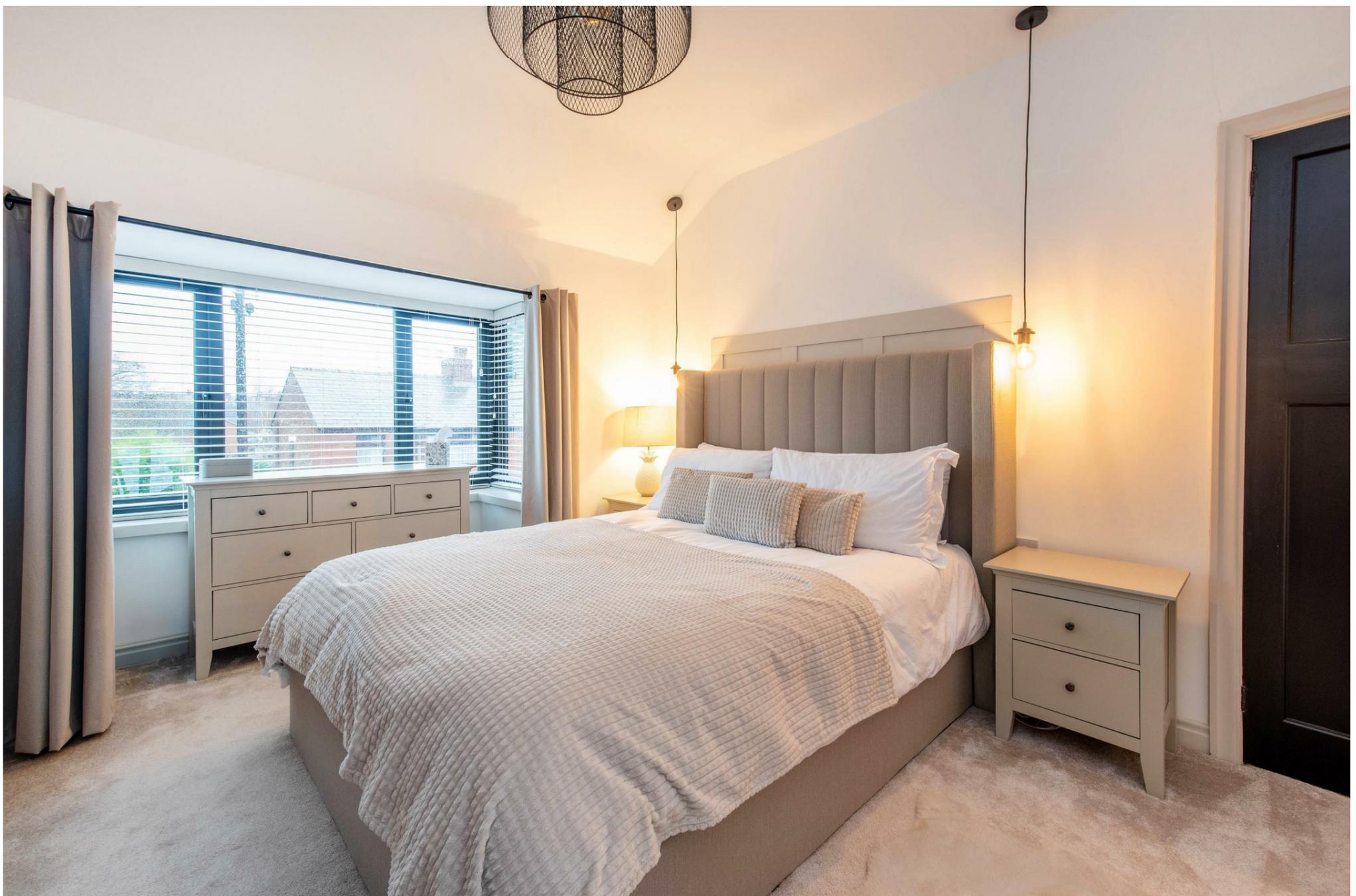












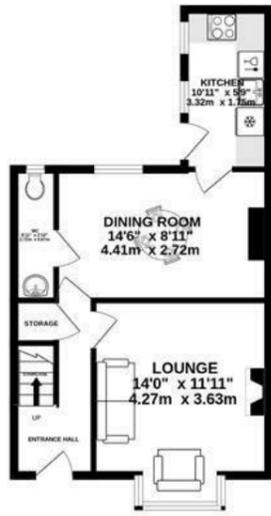
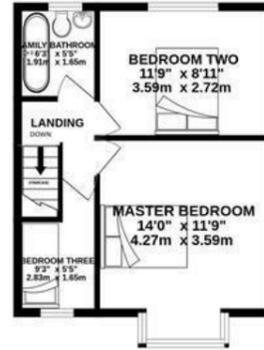




GROUND FLOOR
582 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.

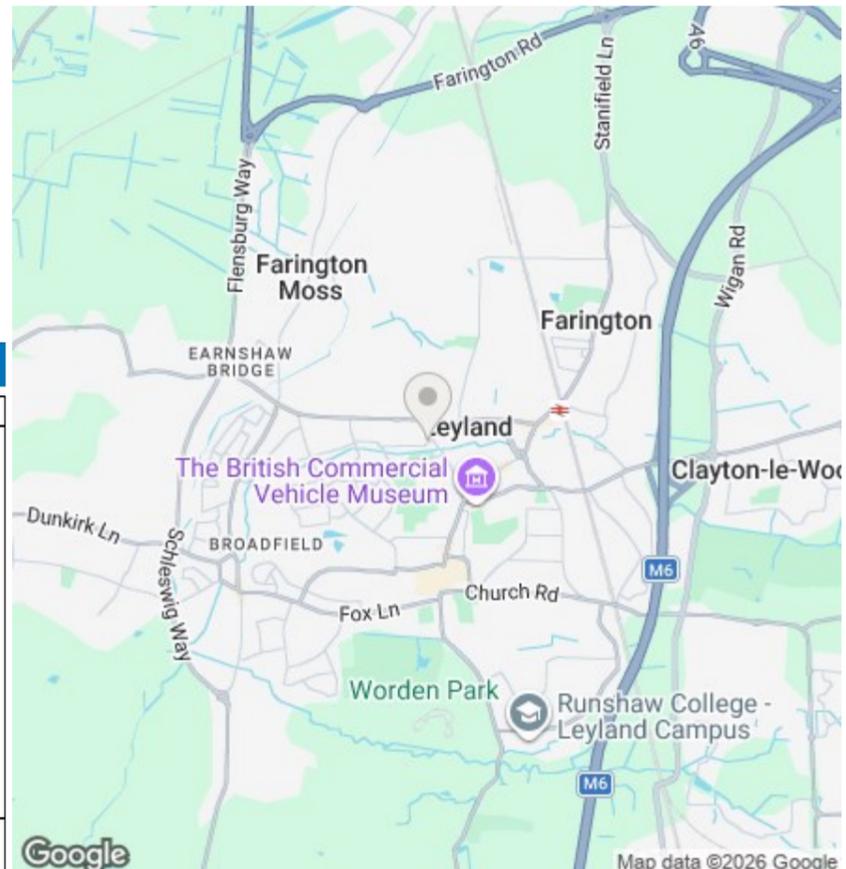


TOTAL FLOOR AREA : 951 sq.ft. (88.4 sq.m.) approx.

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.



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		
	63	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	