



Robin Hey, Leyland

Offers Over £125,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom terraced home, ideally located just outside Leyland town centre. This delightful property is perfect for first-time buyers and offers easy access to local amenities, including shops, schools, and excellent travel links. Convenient bus routes and nearby motorways provide smooth connections to surrounding areas, making it an ideal home for commuters and families alike.

Upon entering the home, you're greeted by a welcoming porch with ample storage, perfect for additional storage options. The reception hall leads you into the spacious kitchen/diner, featuring an integrated oven and plenty of room for meal prep and dining. Moving towards the rear of the property, you'll find a generously sized lounge that offers a comfortable space for relaxation, overlooking the garden.

The first floor features three well-proportioned bedrooms, offering plenty of space for a growing family. The master bedroom includes a convenient walk-in wardrobe, ideal for storage and organization. A shower room is complemented by a separate WC, adding practicality and ease.

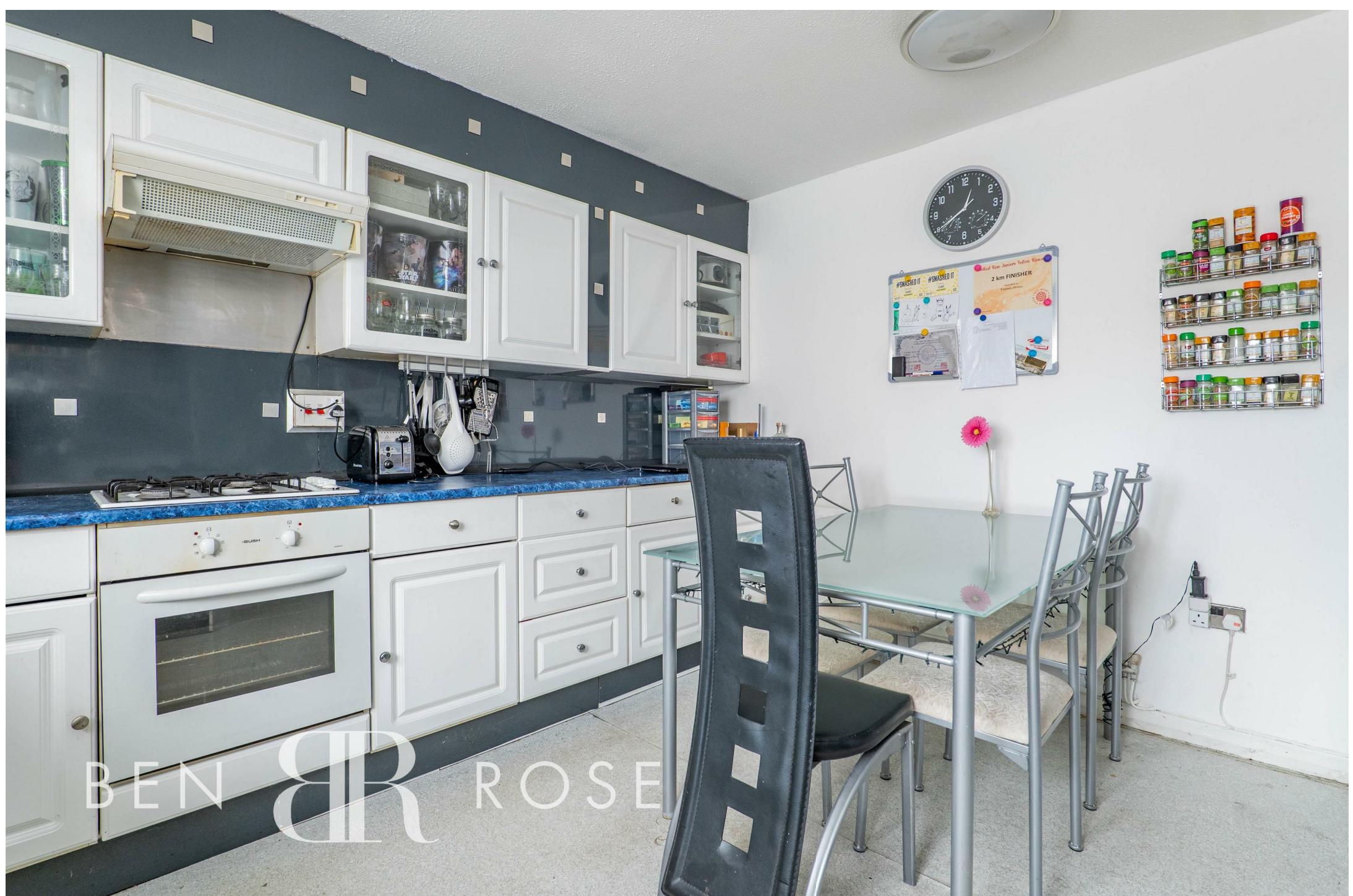
Externally, the home is set back from the road, offering a quiet and private setting with ample parking for both residents and guests nearby. To the rear of the property, you'll find a private garden with a patio area, ideal for outdoor entertaining. The low-maintenance astro-turfed lawn provides greenery, and a large outbuilding offers versatile space for a variety of uses.

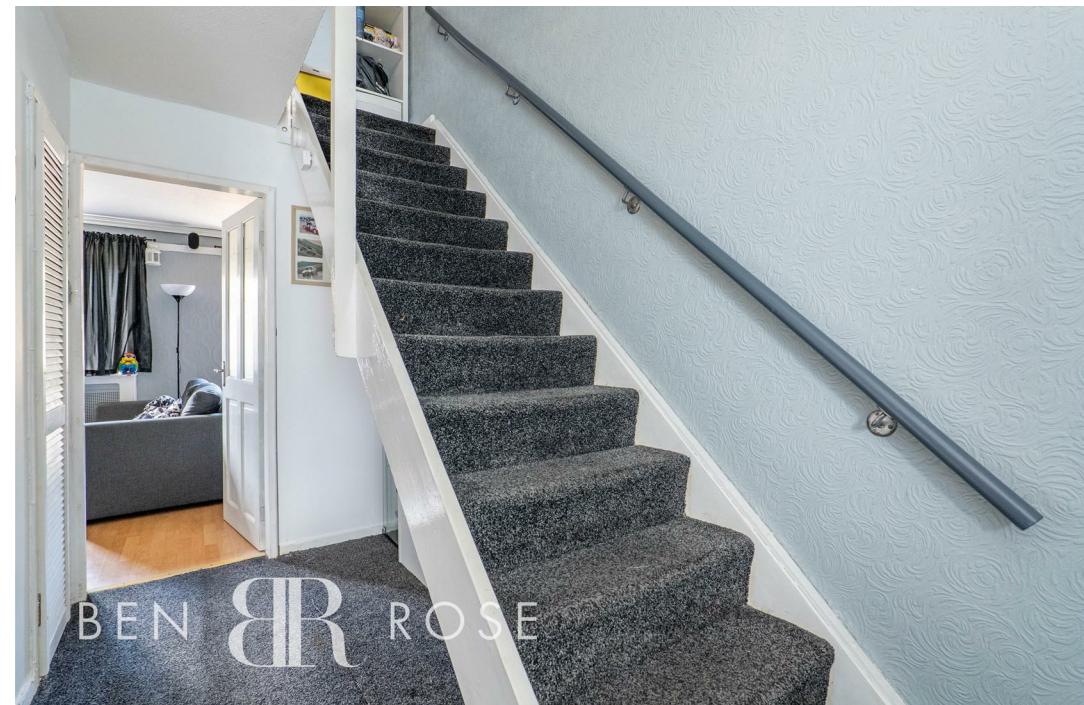
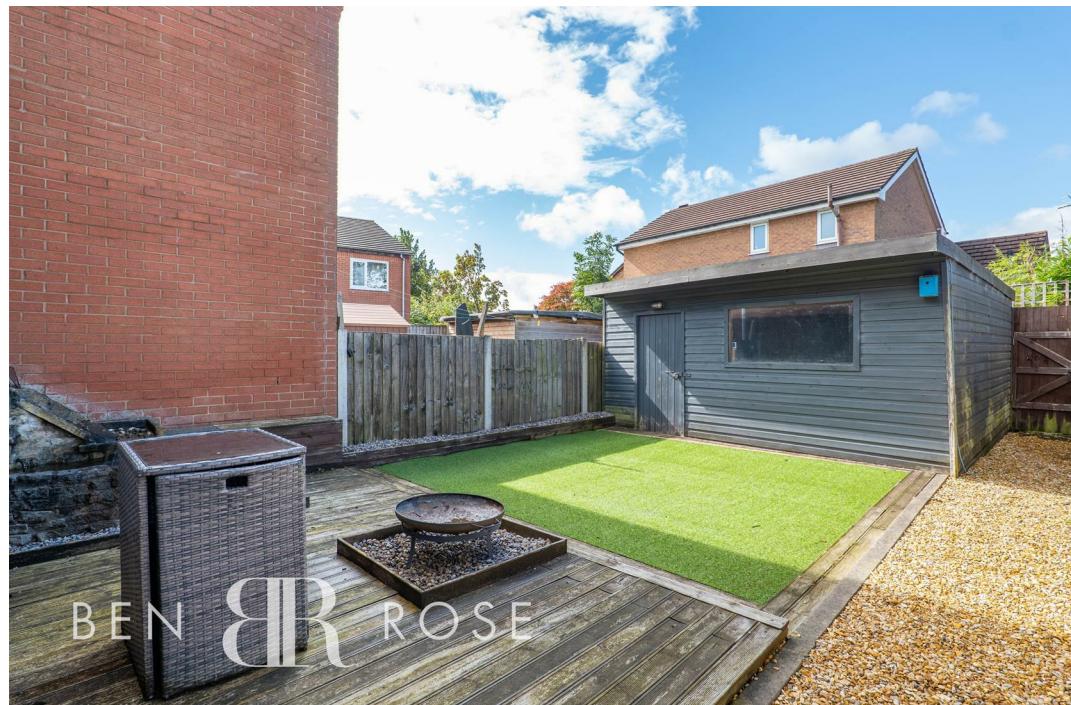
BEN ROSE

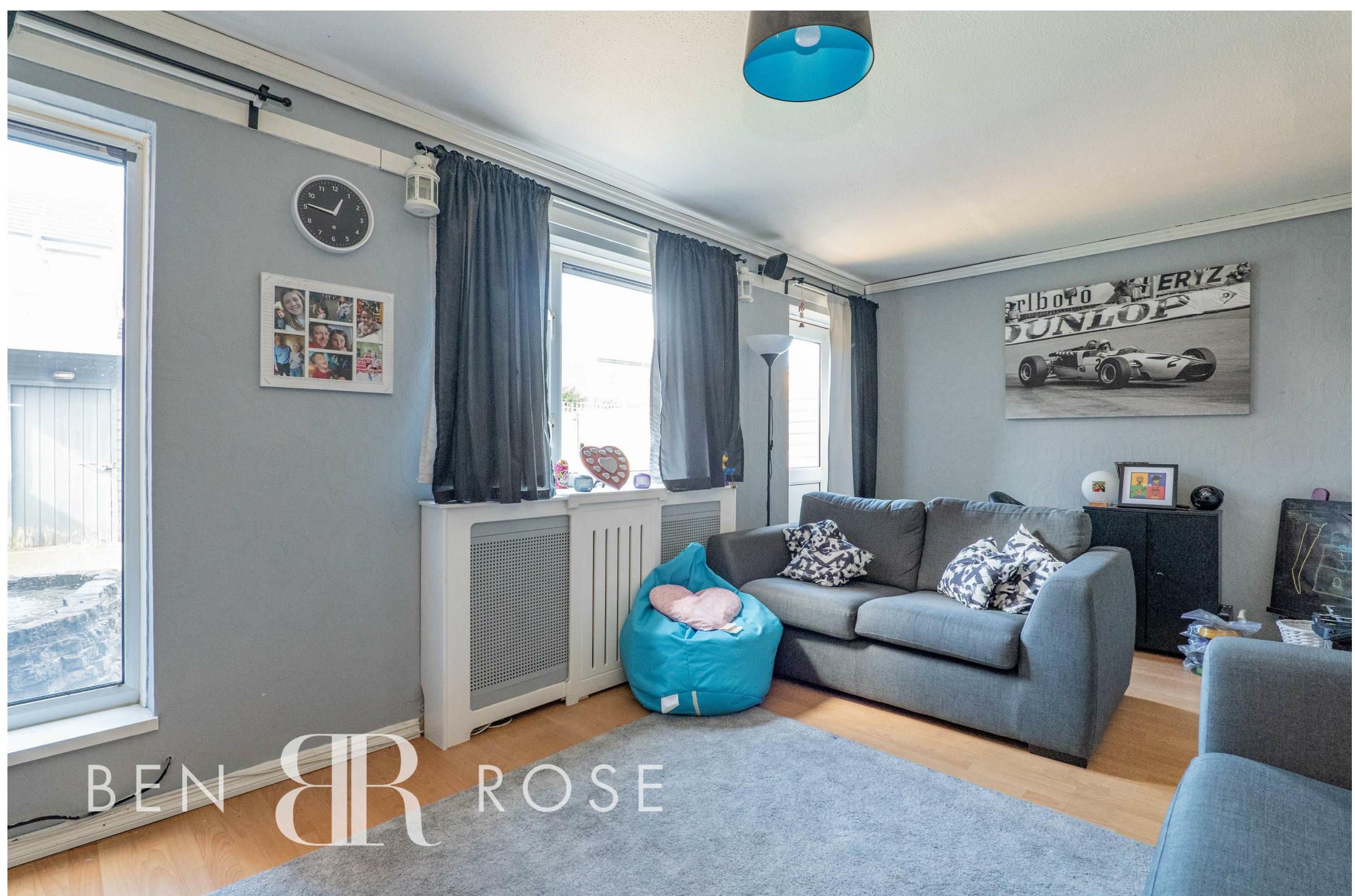


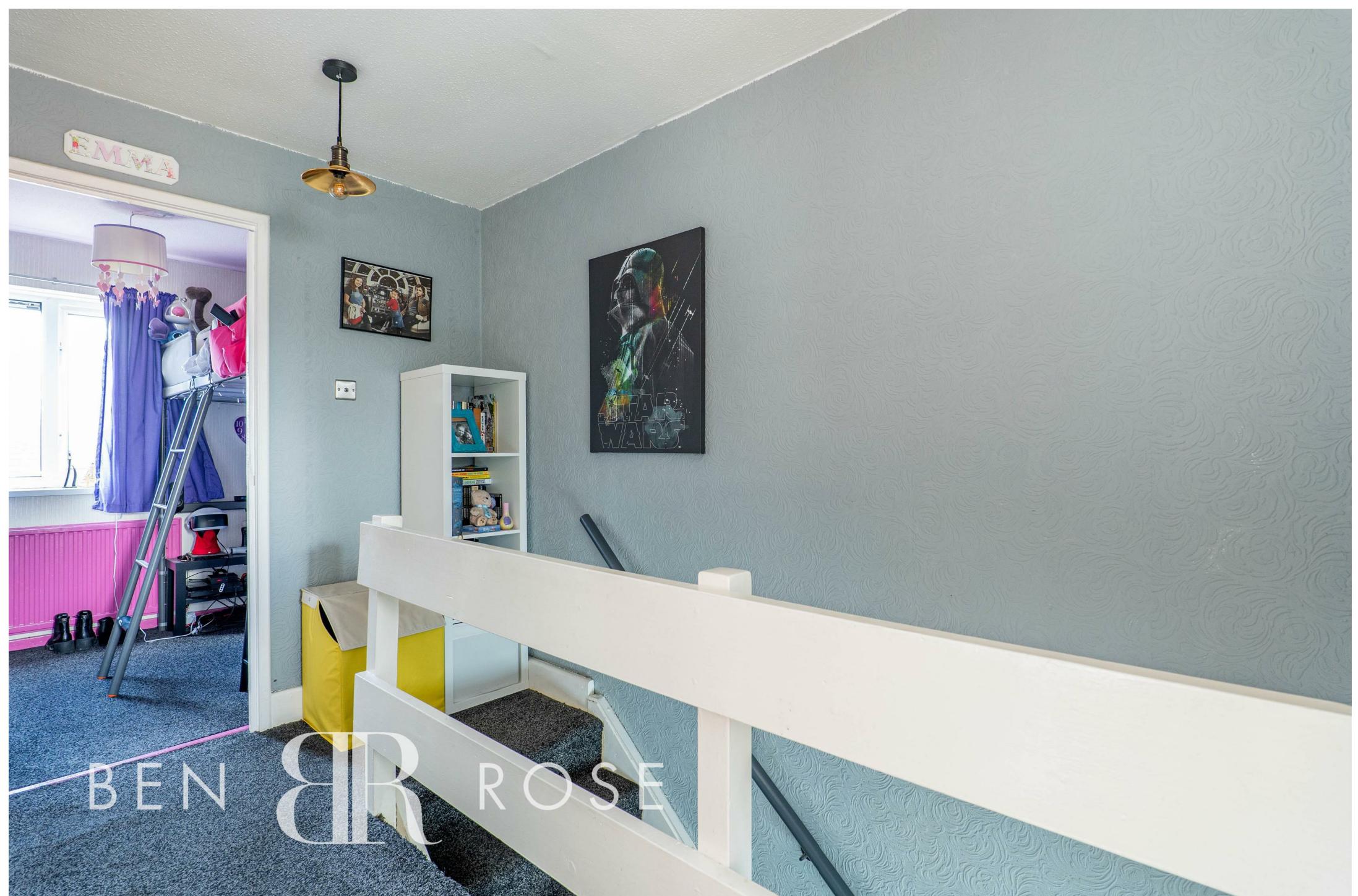
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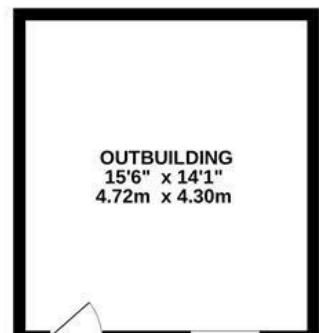




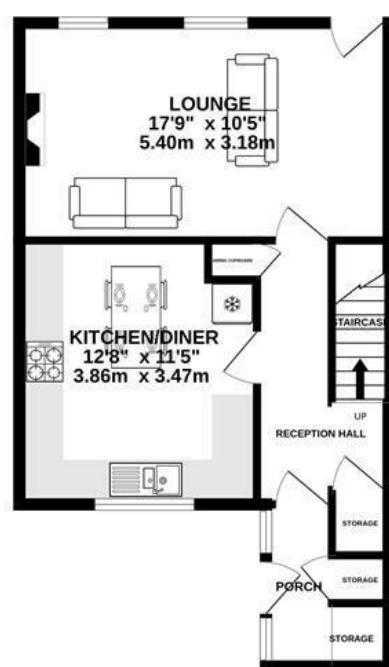


BEN ROSE

GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



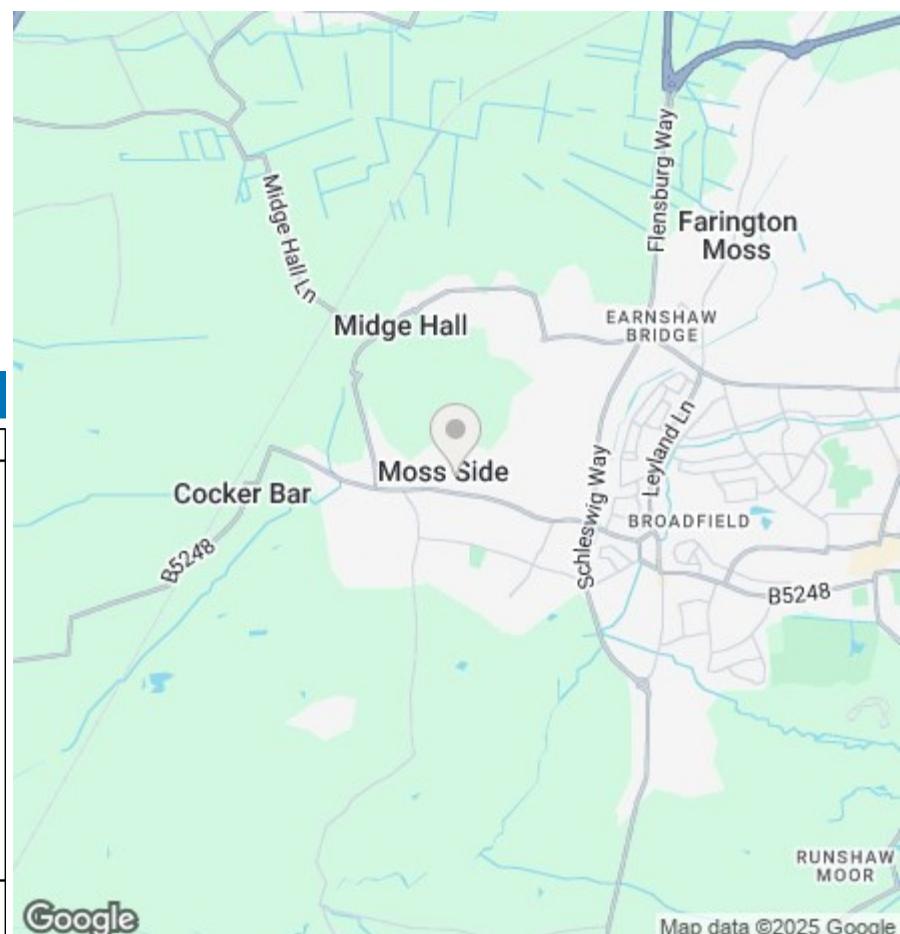
1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.3 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	89
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(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 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	