



Fox Lane, Leyland

Offers Over £240,000

Ben Rose Estate Agents are delighted to present to the market this beautifully maintained three-bedroom end terrace property located in Leyland. Situated within a 'Conservation Area', this property boasts a unique historical significance, being one of four new houses reconstructed in 2016 from the remaining facade of 'The National School', which dates back to 1842. Conveniently positioned within walking distance of the Town Centre, this home offers easy access to superb local schools, supermarkets, and amenities, as well as excellent travel links via the nearby M6, M61, and M65 motorways. Additionally, Runshaw College is just a mile away, and the award-winning Worden Park is nearby.

Upon entering the property, you are greeted by a welcoming hallway with a convenient WC tucked discreetly to the right, housing the Biasi Combi boiler, electrics, plumbed washing machine and additional storage behind discreet sliding wooden doors. An oak wood door leads to the spacious open-plan Lounge/Kitchen/Dining and Sunroom area. The lounge area features a Sash Window to the front aspect and Bifold doors to the rear, which overlook the paved courtyard garden. A gas log burner sits within an exposed brick fireplace, complete with a rustic wood beam mantle above. A large breakfast bar, seating up to six people, separates the lounge from the high-spec kitchen, which boasts a range of high-quality wall and base units with under lighting. Appliances include Neff branded integrated fridge, freezer, dishwasher, gas hob with overhead extractor, and a wall-mounted electric oven with microwave above. An additional area to the rear of this open plan space features windows on one side, 2x Velux windows in the ceiling, and sliding doors opening onto the courtyard. Throughout the ground floor, you'll find high-quality wood-effect laminate flooring and ceiling spotlights.

Ascending the staircase with open painted spindles, you reach the second-floor landing, offering access to the partially boarded loft space via fitted drop-down ladders. Here, you'll find two double bedrooms and a large single bedroom. The master bedroom, with a rear aspect window, leads through to a dressing area with double fitted wardrobes and an ensuite bathroom featuring a double shower, toilet, washbasin, and storage unit. The second double bedroom also boasts quality fitted wardrobes and a dressing table, with a sash window to the front. The third bedroom is a spacious single with fitted wardrobes and a sash window to the front. Additionally, there's a three-piece family bathroom on this floor with an over the bath shower, extractor fan, and fully tiled walls and floor. All bedrooms, along with stairs and landing, are carpeted throughout.

The South-facing secluded courtyard garden is paved and contains a variety of established plants, evergreen shrubs, a blossom tree, a painted shed, and a garden storage box. Additionally, there's a double electric socket and an outside tap. A gate leads to the communal car park with a small landscaped garden area, in the car park there is one guaranteed parking space and one additional visitor space allocated to the property.

This property has been tastefully decorated and maintained to an exceptionally high standard, with the added bonus of excellent insulation within the cavity walls and loft space.









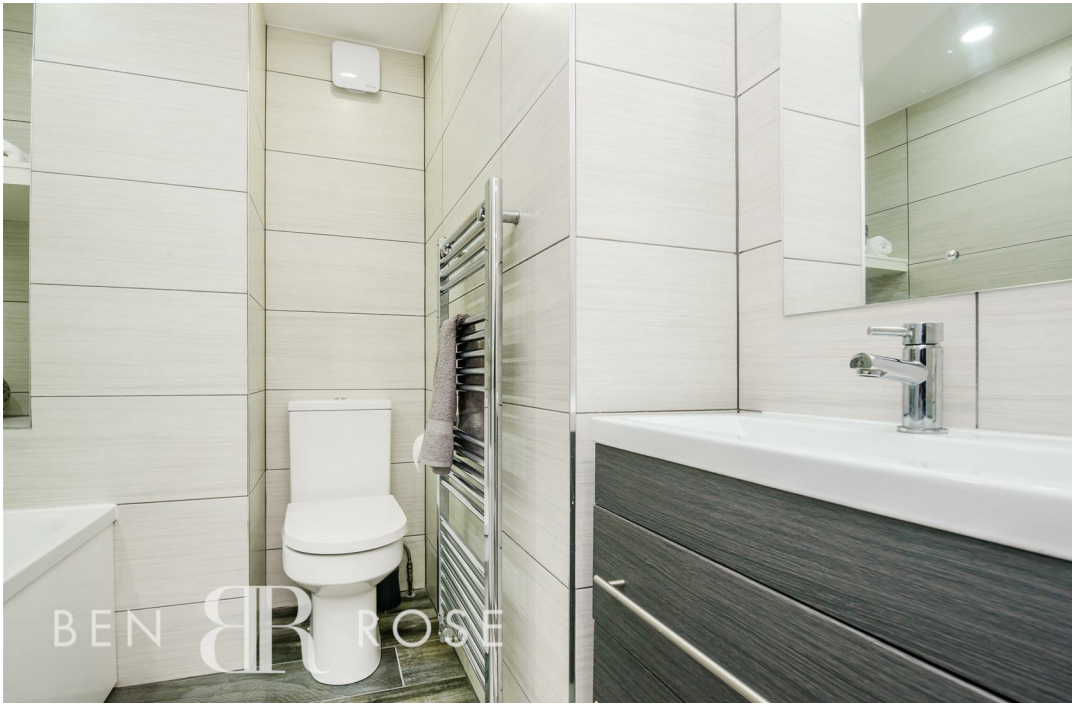






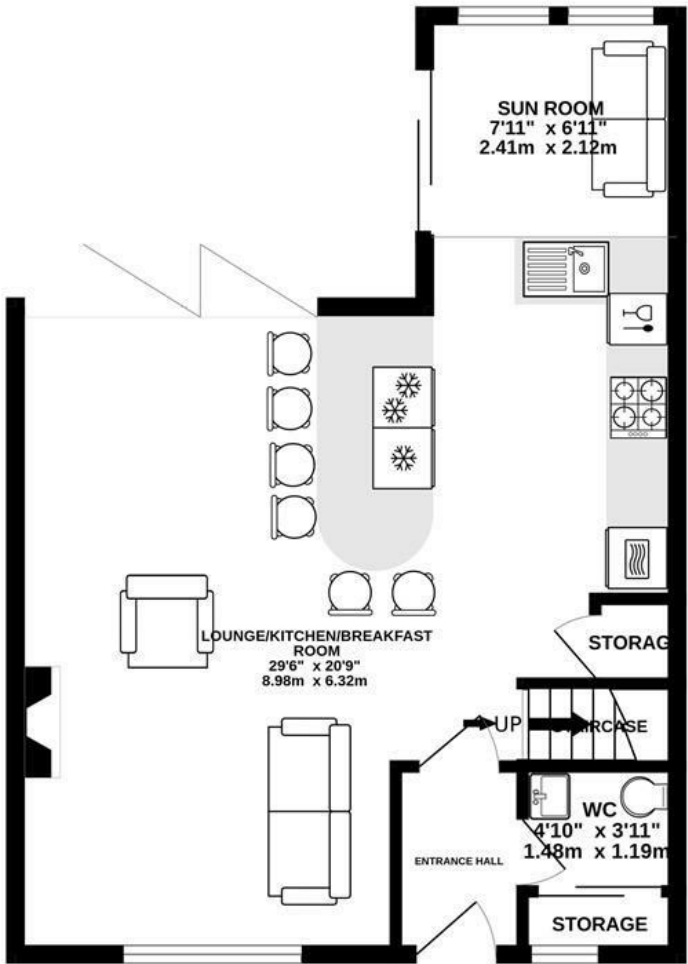




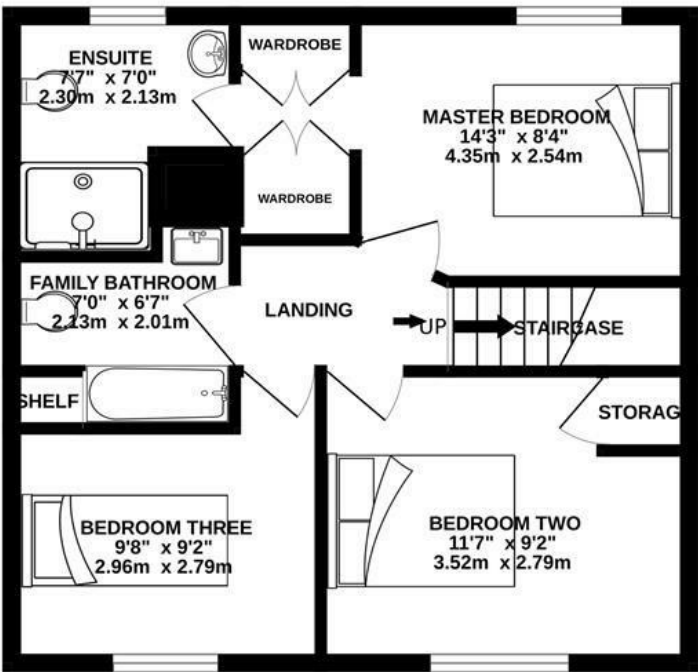


BEN ROSE

GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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		94
(81-91) B	83	
(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 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	

