



Golden Hill Lane, Leyland

Guide Price £170,000

Ben Rose Estate Agents are pleased to present to market this spacious four-bedroom home situated within a popular residential area of Leyland. With no chain and offering fantastic potential for families seeking generous living accommodation with the opportunity to add their own style over time. Elevated from the street, the property enjoys an attractive position and offers versatile internal space throughout, including the added benefit of a detached outbuilding ideal for a variety of uses. Conveniently located close to Leyland town centre, the home benefits from a wide range of nearby amenities including supermarkets, schools, cafés, and leisure facilities, whilst excellent transport links are close by with Leyland train station, regular bus routes, and easy access to the M6 and M61 motorways, making commuting to Preston, Manchester, and surrounding areas highly convenient.

Stepping through the porch, you are welcomed into a large entrance hall complete with useful understairs storage. To the front of the home is a particularly spacious lounge featuring a fireplace and large window, creating a bright and comfortable living space. Moving through the property, you'll find an impressive kitchen diner offering an abundance of worktop and cabinet space alongside room for a family dining table, making it an ideal hub of the home. The kitchen also benefits from side access to the exterior. To the rear is an additional lounge/dining area overlooking the garden, providing further versatile living space perfect for entertaining or relaxing with family. Located within the garden is a highly useful detached building consisting of two fully functioning rooms separated by a small entrance hall, both benefitting from windows, heating, and power, making this an excellent space for a home office, gym, hobby room, or teenagers' den.

To the first floor, the property offers a generously sized master bedroom complete with fitted wardrobes, alongside a further double bedroom and a good-sized single room. The family bathroom is positioned to the rear and benefits from built-in storage for added practicality. From the landing, stairs lead up to the fourth bedroom located within the loft conversion. This versatile top-floor room features a skylight allowing natural light to flood the space, as well as useful eaves storage.

Externally, the property benefits from a flagged front garden and off-road parking for up to two vehicles. To the rear is a low-maintenance flagged garden with a seating area, providing a pleasant outdoor space to relax and entertain. Offering spacious and flexible accommodation throughout, alongside huge potential for cosmetic enhancement, this is a fantastic opportunity for families looking to create a long-term home within a well-connected Leyland location.

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.











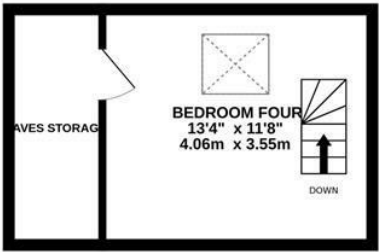
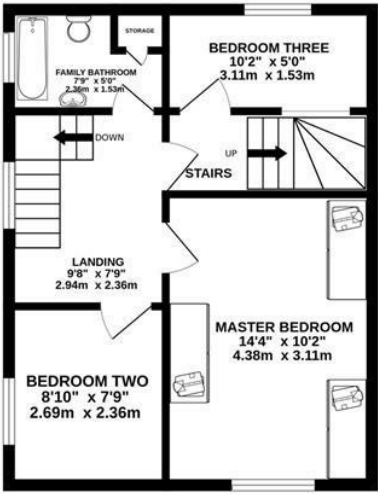
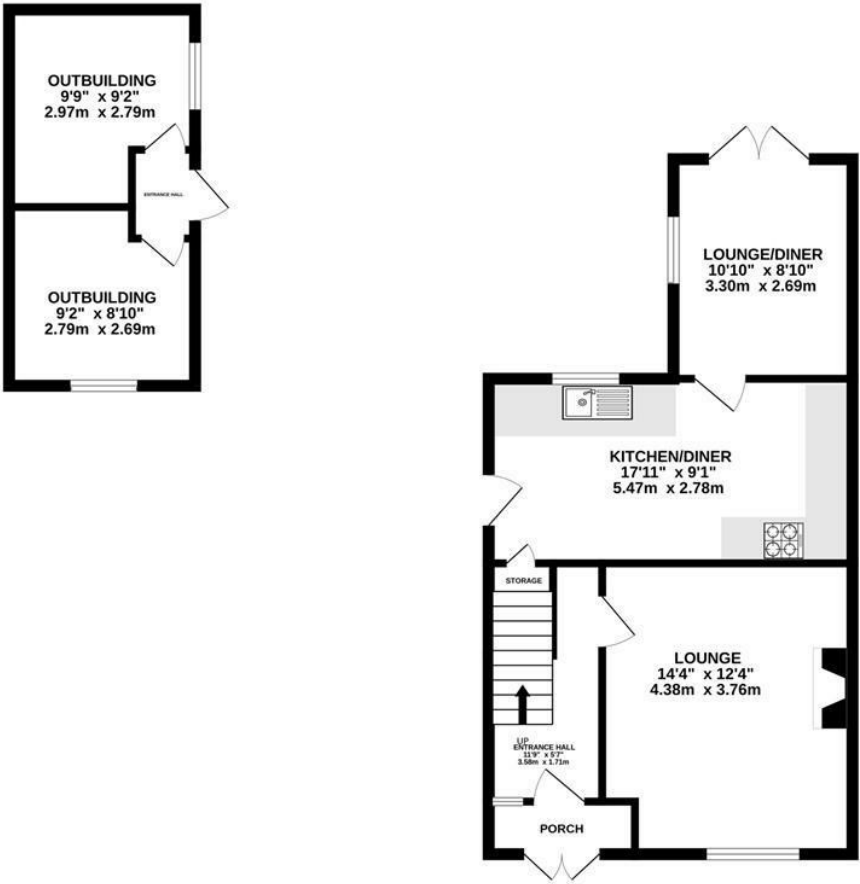


BEN ROSE

GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.

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

2ND FLOOR
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 1310 sq.ft. (121.7 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 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	

