BEN ROSE



Alder Close, Leyland

Offers Over £150,000

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom mid-terrace property, situated in a popular and convenient part of Leyland, Lancashire. The home offers excellent space both inside and out, making it an ideal choice for families, couples, or investors. Leyland town centre is only a short distance away, providing a wide range of shops, bars, restaurants, and leisure facilities, while highly regarded schools are also close by. For those needing to commute, the property is well placed with Leyland's rail links providing direct access to Preston, Manchester, and Liverpool. Bus connections run regularly into Preston and Chorley, while the nearby M6, M61, and M65 motorways ensure superb transport links to the wider region.

On entering the property, you are welcomed by an entrance hall that leads into the fitted kitchen, located at the front of the home. The kitchen provides ample storage and worktop space, making it both practical and functional for family life. To the rear, the spacious lounge/diner offers a bright and versatile living area, with French doors that open directly onto the garden, allowing natural light to flood the room and creating a seamless flow between indoor and outdoor living.

The first floor is home to three bedrooms, with both the master bedroom and second bedroom offering generous proportions, while the third bedroom is ideal as a child's room, study, or nursery. A three-piece family bathroom, fitted with bath, overhead shower, wash basin, and WC, completes the interior accommodation.

Externally, the property is set back from the road and benefits from an allocated parking space to the front. To the rear, a large garden with a seating area provides an excellent outdoor retreat, ideal for both relaxation and entertaining. This is a superb opportunity to acquire a well-located home in Leyland.













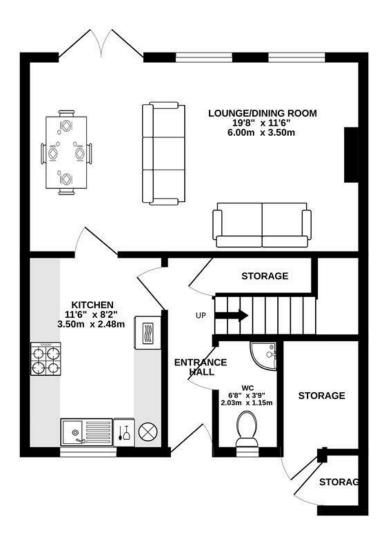


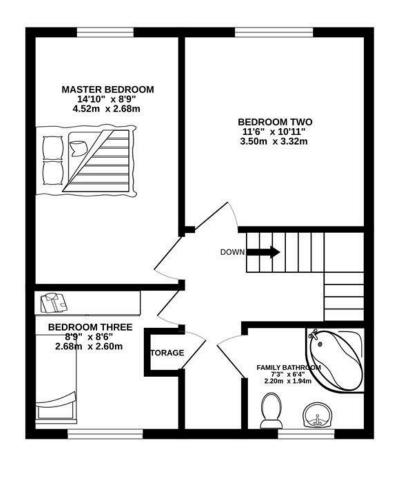




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GROUND FLOOR 458 sq.ft. (42.5 sq.m.) approx. 1ST FLOOR 460 sq.ft. (42.7 sq.m.) approx.





TOTAL FLOOR AREA: 918 sq.ft. (85.3 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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