BEN ROSE



Hampden Road, Leyland

Offers Over £155,000

Ben Rose Estate Agents are pleased to present to market this charming two bedroom mid-terrace property, situated on a quiet cul-de-sac in the heart of Leyland. The home has been thoughtfully updated to offer stylish and spacious living, making it perfectly suited to first time buyers, couples or small families. Ideally situated just a short walk from Leyland train station, the property provides excellent commuter links with direct services to Preston, Manchester and beyond. Strong bus connections also serve the local area, and the nearby M6 and M61 motorways ensure convenient travel further afield. Leyland itself offers a wealth of amenities including supermarkets, schools, leisure centres, and popular independent shops, with Preston and Chorley just a short drive away.

On entering the property, you are welcomed into the hall which leads into two generously sized open-plan reception rooms. These versatile spaces are ideal for both relaxing and entertaining, offering ample room for a variety of furnishings. To the rear, the recently renovated kitchen is fitted with modern units and stylish finishes, creating a contemporary cooking and dining area. A small utility area towards the rear adds further practicality, while a downstairs W/C completes the ground floor accommodation.

Moving to the first floor, the property boasts two spacious double bedrooms. The large master bedroom to the front features ladder access to a boarded loft room with a window, providing excellent storage. The second double bedroom is well-proportioned and overlooks the rear of the property. Completing the floor is a beautifully updated family bathroom, finished to a high standard and offering a separate walk-in shower alongside modern fittings.

Externally, the property features a low-maintenance gated garden to the front with on-street parking available. To the rear, a gravelled yard provides a private outdoor space, perfect for seating or additional storage.

In summary, this is a well-presented, ready-to-move-into home that combines modern finishes with spacious living. Its prime location, moments from Leyland train station and local amenities, makes it a highly convenient and desirable rental property. Early viewing is recommended to fully appreciate all that is on offer.


England











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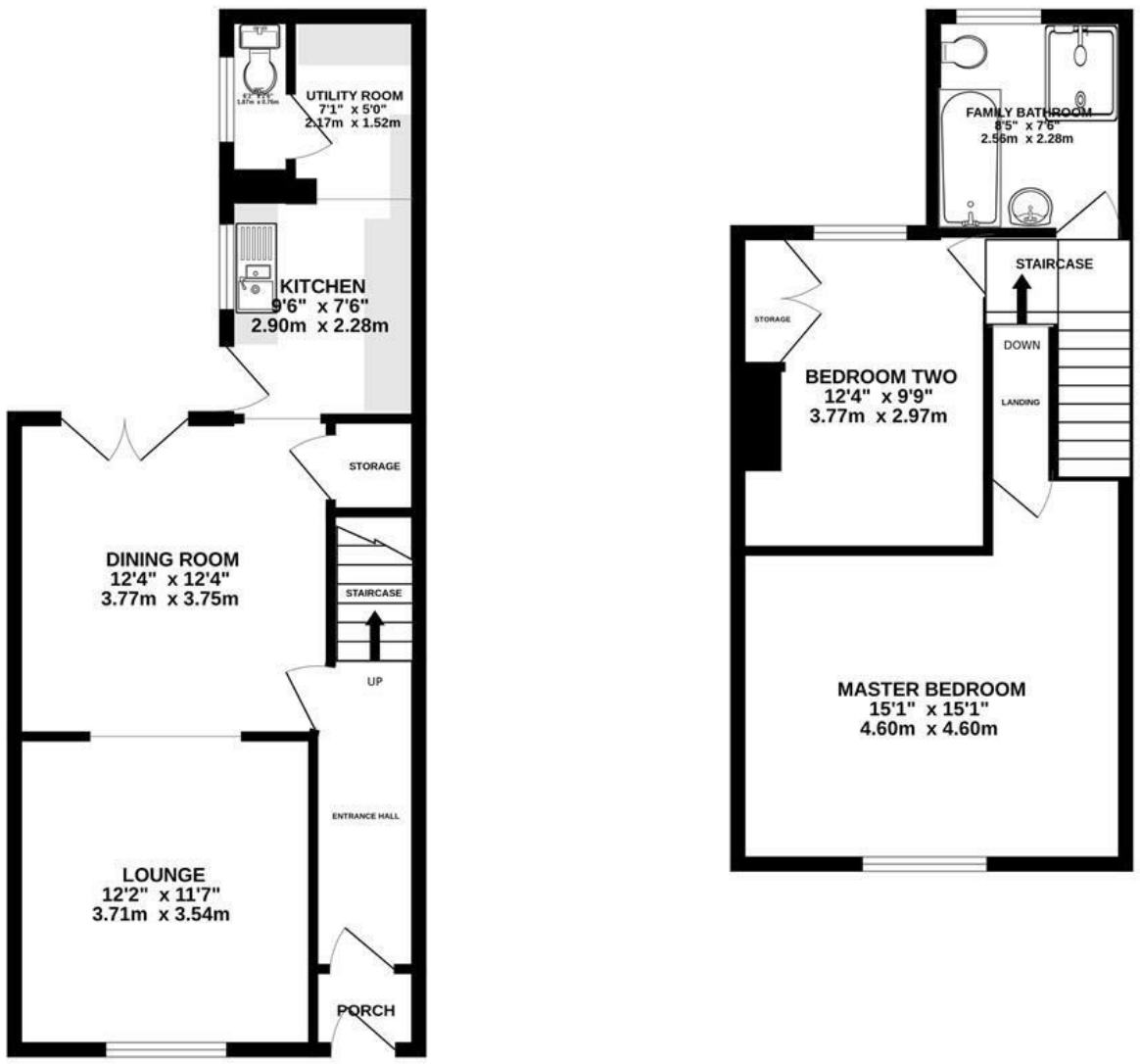


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GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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