BEN ROSE



Westgate, Leyland

£190,000

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached property, offering an exciting opportunity for first-time buyers looking to create a home to their own taste, or investors and renovators seeking a property with plenty of potential. Requiring full modernisation, the home boasts generously proportioned rooms throughout, attractive period features and a traditional layout that provides an excellent foundation for a rewarding renovation project. Particularly appealing features include the original stained-glass windows, bay-fronted rooms and fireplaces, all adding character and charm that could be beautifully complemented by a more contemporary finish. Situated in the popular town of Leyland, the property is conveniently positioned for a range of local shops, supermarkets, schools and everyday amenities, with further shopping, leisure and dining options available in nearby Preston. Leyland railway station provides direct links to Preston and Manchester, whilst local bus services and convenient access to the M6, M61 and M65 make commuting and travelling across the North West straightforward. With its spacious accommodation, period character and scope for improvement, this is a fantastic opportunity for buyers looking to put their own stamp on a property in a well-connected location.

Entering through the front porch, you are welcomed into the entrance hall, which provides access to the main ground floor rooms and benefits from useful understairs storage, alongside a convenient downstairs WC. To the left, the first lounge is a particularly spacious reception room, featuring a large bay-fronted window that allows plenty of natural light to fill the space, along with a fireplace that adds a traditional focal point. Continuing through the property, the second lounge/diner offers another excellent-sized reception room, with pleasant views over the rear garden and ample space to create a comfortable living and dining area.

Completing the ground floor is the long, generously sized kitchen, which benefits from plenty of natural light and a door providing direct access to the garden. Whilst the property would benefit from modernisation, the room sizes and existing layout offer plenty of scope for buyers to reimagine the space to suit their own needs and style.

Moving upstairs, the landing features an attractive stained-glass window, providing a lovely reminder of the property's original character. The master bedroom sits to the front of the home and is a generous double, complete with a bay window and a good-sized built-in storage cupboard. To the rear, the second double bedroom enjoys views over the garden and also benefits from a useful storage cupboard, making it another spacious and practical room. The third bedroom is a single room that could alternatively serve as a nursery, dressing room or home office. Completing the first floor is the family bathroom, with the overall accommodation offering plenty of flexibility for buyers looking to modernise and make the most of the available space.

Externally, the property sits behind a gated front garden, where mature trees, a lawned area and established greenery create a traditional frontage. A driveway provides off-road parking for one vehicle, with an additional area extending towards the side of the property offering further potential. To the rear, the garden is predominantly laid to lawn and features mature bushes and fruit trees, creating an established outdoor space with plenty of scope for landscaping or creating an inviting area for relaxing and entertaining. Combining spacious accommodation, attractive period details and considerable potential for improvement, this property presents an excellent opportunity for first-time buyers, investors and renovators alike. With its generous room sizes and traditional features offering a strong starting point, this is a home where a little imagination and investment could go a long way.













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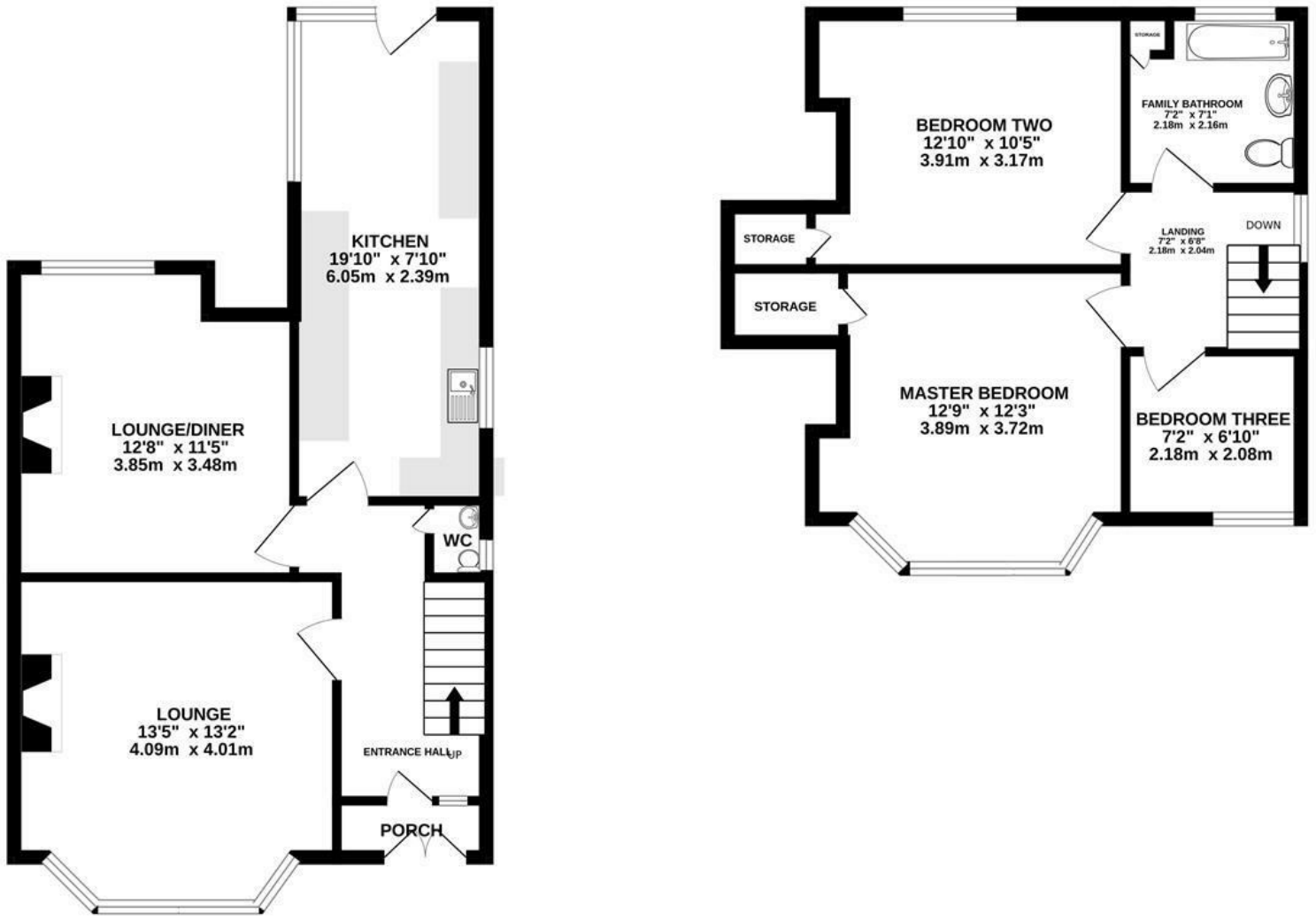


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GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.

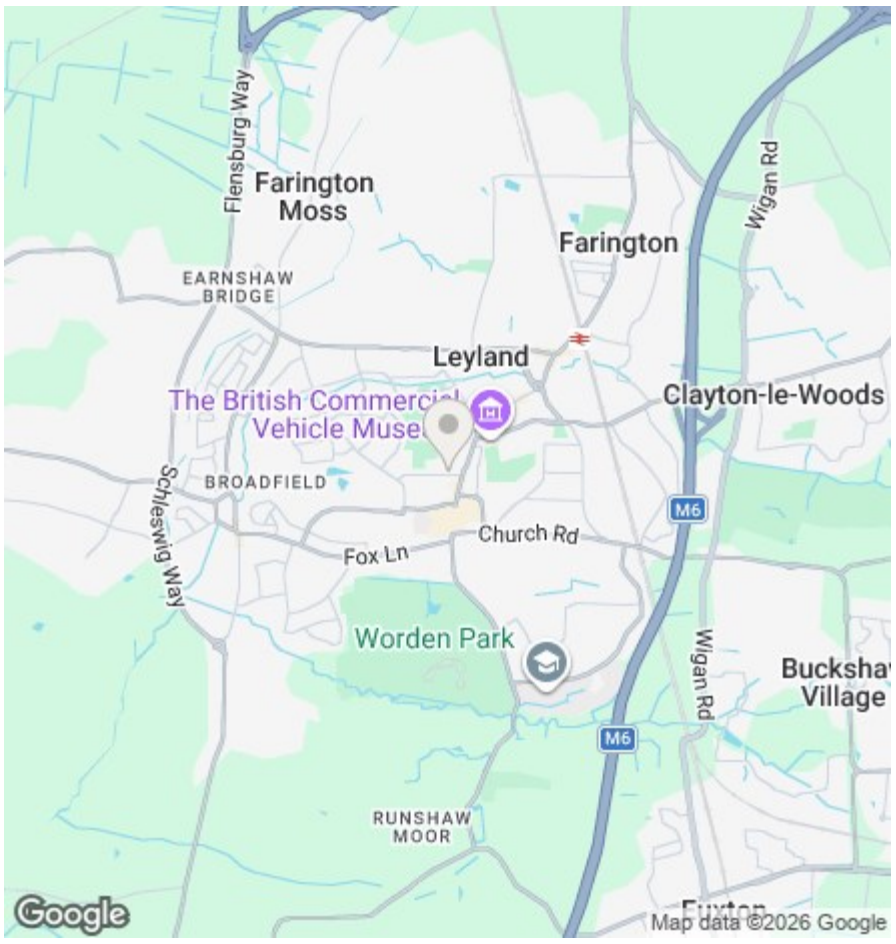
1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.

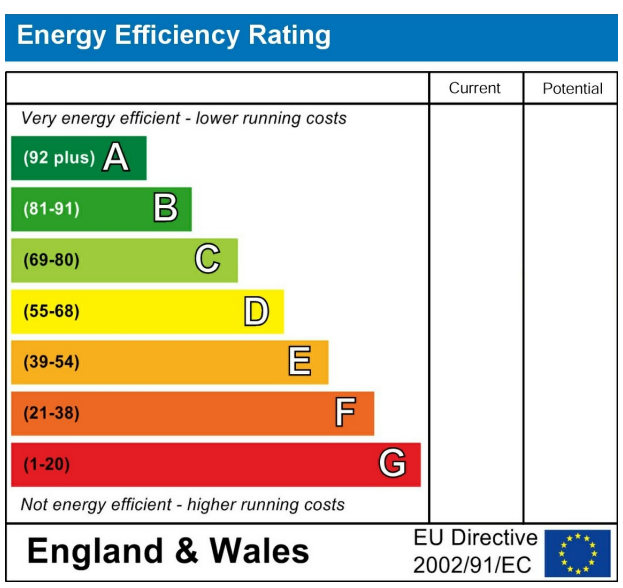


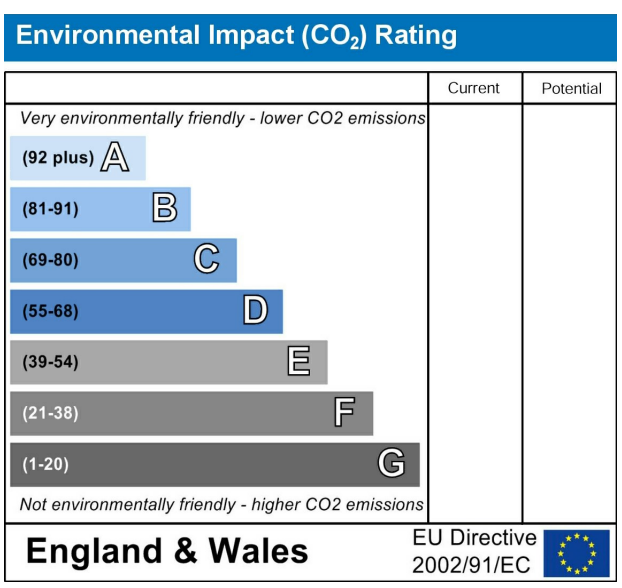
TOTAL FLOOR AREA : 977 sq.ft. (90.7 sq.m.) approx.

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.







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