



Ferndale Close, Leyland

Guide Price £150,000

Ben Rose Estate Agents are pleased to present to market this three bedroom, semi detached property on a quiet cul-de-sac in Leyland. This would make the ideal property for a first time buyer, or someone looking for a project home. The property is located only a short walk into Leyland town centre and is situated next to the award winning Runshaw College and Worden Park. There is also fantastic travel links via the nearby train station and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, upon entering, you're welcomed into the entrance hall, where the stairs, under stair storage and each of the ground floor rooms can be found. To the front of the home lies the spacious lounge with a generous front facing window for ample light.

Located at the end of the hall is the modern kitchen/diner. Newly fitted this sun filled space benefits from ample wall and base units, with an integrated hob/oven and plenty of room for freestanding appliances. There is room for a four person family dining table along with access to the rear garden here.

Moving upstairs, you'll find three bedrooms, two large enough to comfortably fit double beds. The three piece family bathroom with over the bath shower can also be found on this floor.

Externally, to the front of the property is a good sized driveway with room for multiple cars and easy to maintain lawn. This leads up to the single detached garage at the rear. Currently used as storage, with some love and attention this would also make the ideal workshop or home gym. Also to the rear is a beautiful mature south facing garden, which benefits from not being directly overlooked and is primarily lawned throughout with a raised decking area, and apple tree.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





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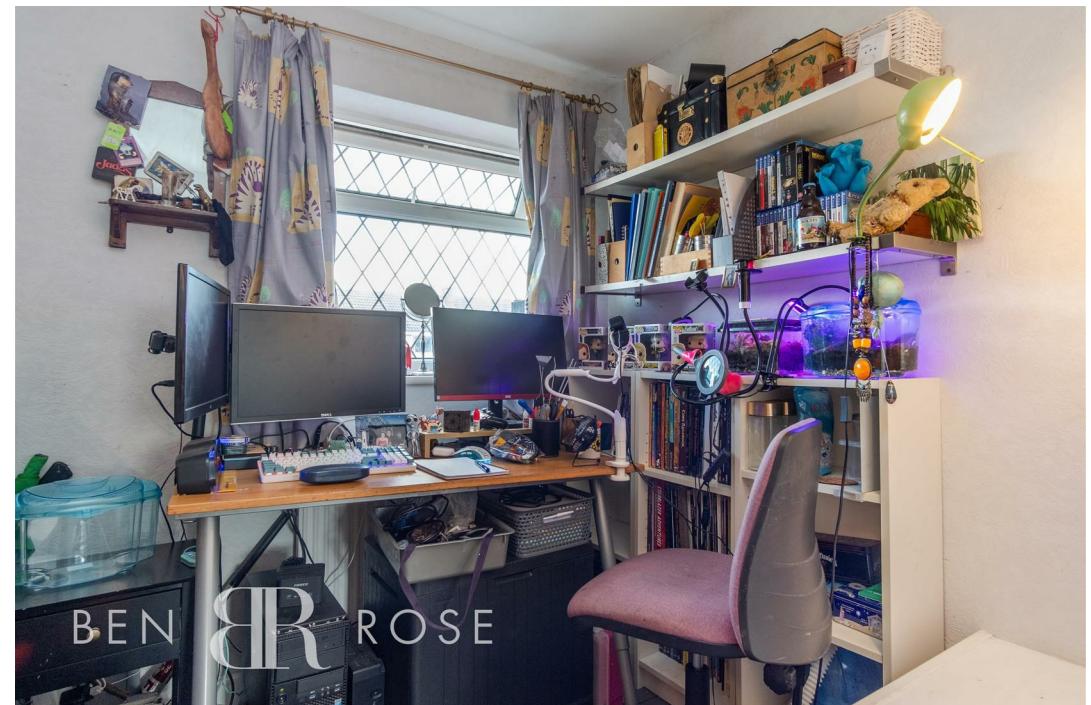


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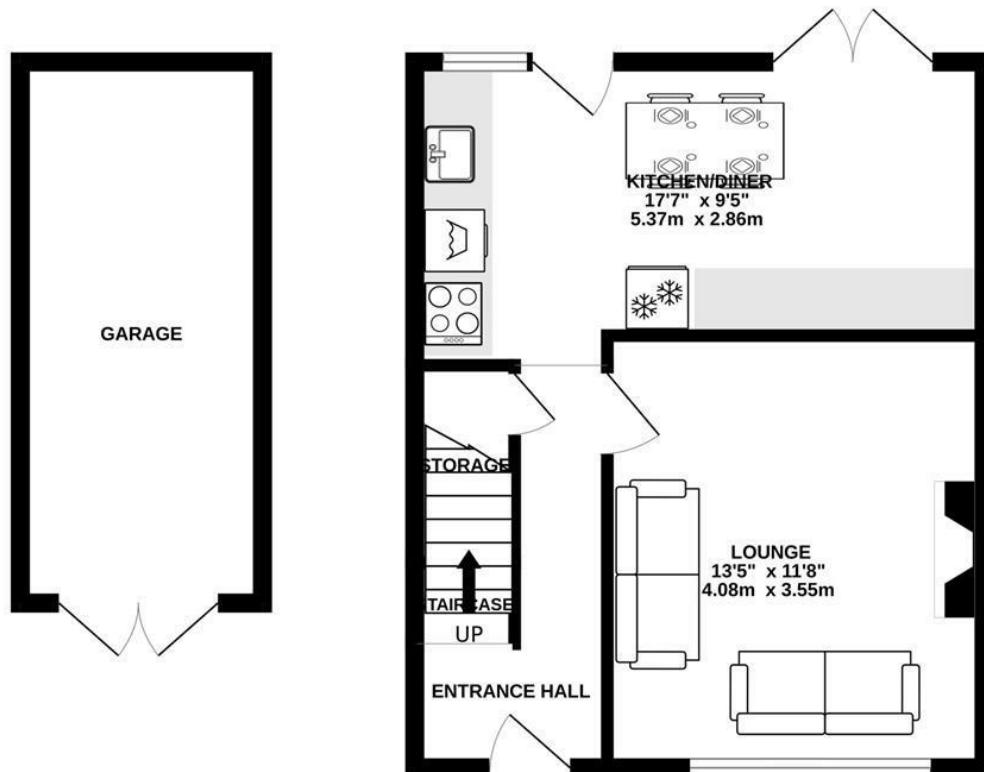




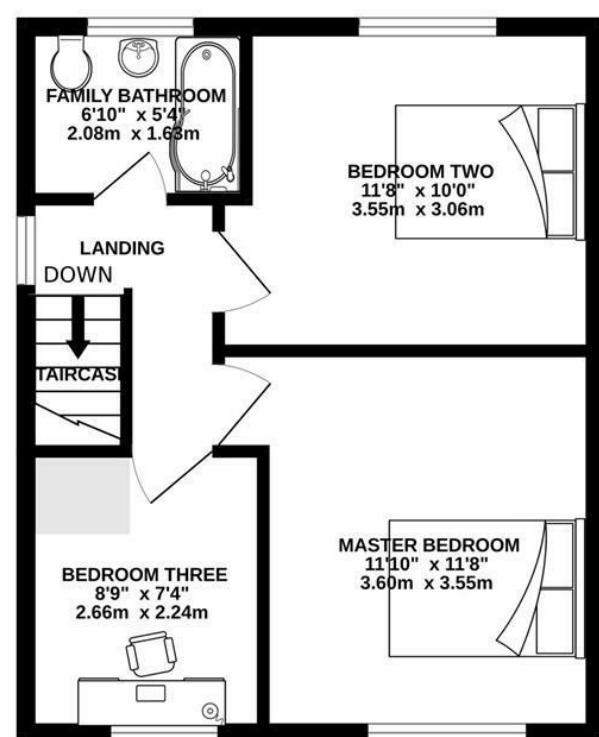


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GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



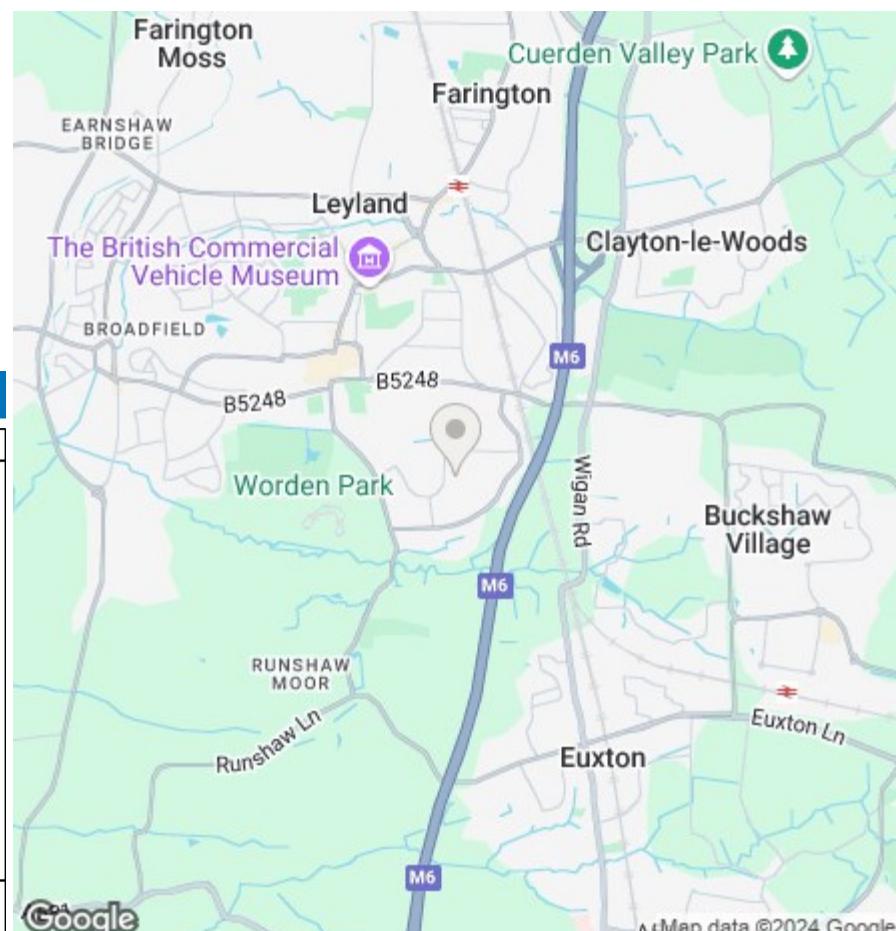
TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.

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	