



## Sandy Lane, Leyland

**Offers Over £160,000**

Ben Rose Estate Agents are pleased to present to market this deceptively spacious three-bedroom, mid-terraced property, located on a popular residential street in the heart of Leyland Centre. This charming home is ideal for first-time buyers or families, offering versatile living spaces and period features. Positioned within walking distance of Leyland town centre, you'll find a range of excellent local schools, supermarkets, and amenities close by. For commuters, the property benefits from fantastic travel links, with Leyland train station just a short drive away, regular local bus routes, and easy access to both the M6 and M61 motorways.

As you step into the home, you are welcomed by an inviting entrance porch showcasing its original tiled flooring, leading into the hallway. To the front, the generous lounge features a large bay window, allowing for plenty of natural light, and an electric fireplace.. Moving through, the spacious dining room offers ample room for a large dining table, perfect for family meals or entertaining guests. This room also features another beautiful period fireplace and provides access to convenient under-stair storage. Completing the ground floor is the well-appointed kitchen, which offers plenty of worktop space and storage options, a breakfast bar for two and room for freestanding appliances, ideal for everyday living. Access to the garden can also be found here.

The first floor comprises three generously sized bedrooms. The master bedroom, which spans the width of the home, is particularly large and features a bay window that adds character and natural light. The second bedroom is another comfortable double and benefits from integral storage. The third bedroom, of good size, would make an ideal home office or nursery, adding flexibility to the living arrangements. All three bedrooms boast period fireplaces - a beautiful feature for each room. A three-piece family bathroom with an over-the-bath shower completes this floor.

Externally, the property boasts a good-sized, L-shaped rear yard with gated access to the lane behind, offering a private outdoor space. To the front, there is room for on-road parking, ensuring convenience for residents and guests alike.

In summary, this delightful period home, with its spacious interior, original features, and excellent location, offers an ideal opportunity for first-time buyers or families looking for a charming property in the heart of Leyland.





















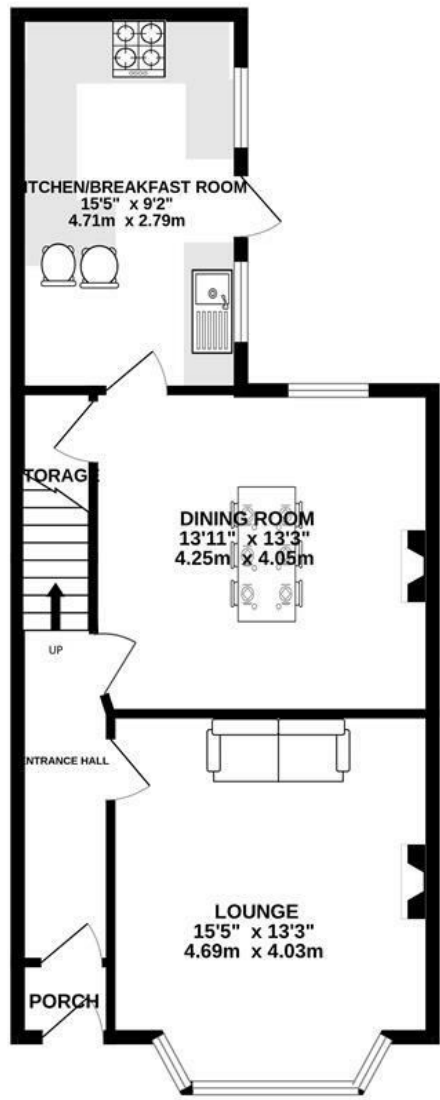




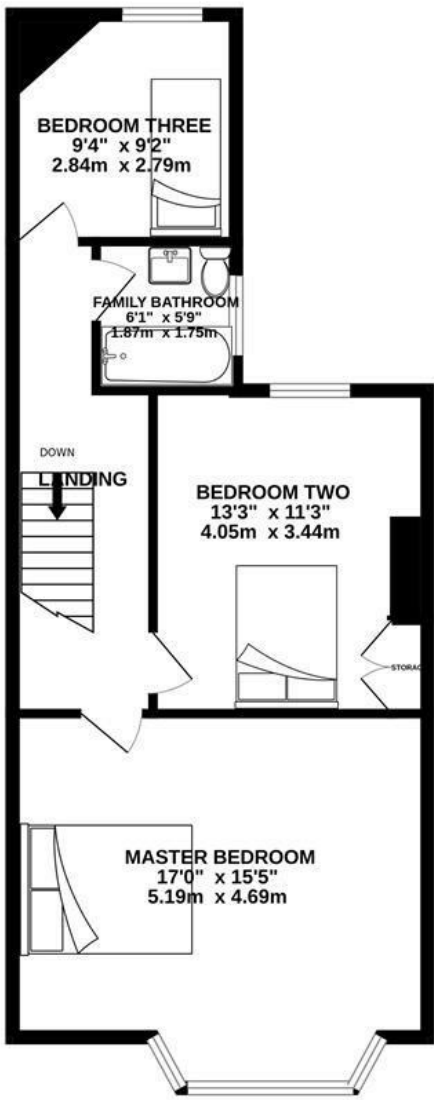


# BEN ROSE

GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 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		
	61	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

