BEN ROSE



Sandy Lane, Leyland

Offers Over £280,000

Ben Rose Estate Agents are delighted to present to the market this deceptively spacious four-bedroom mid-terraced property, located on a popular residential street in the heart of Leyland centre. Built in 1909, this charming home retains many of its original features and character, offering comfortable and versatile living space throughout. Positioned within walking distance of local schools, supermarkets, and amenities, this home is perfectly situated for families and professionals alike. Commuters will also benefit from excellent 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.

Upon entering the property through a welcoming porch, you are greeted by a bright entrance hallway with a staircase leading to the upper level. To the right is a spacious lounge featuring a beautiful bay window overlooking the front garden and a characterful fireplace. Continuing through, you'll find the well-proportioned dining room, which also includes a feature fireplace and ample space for a large family dining table. This room provides access to a convenient under-stairs storage area.

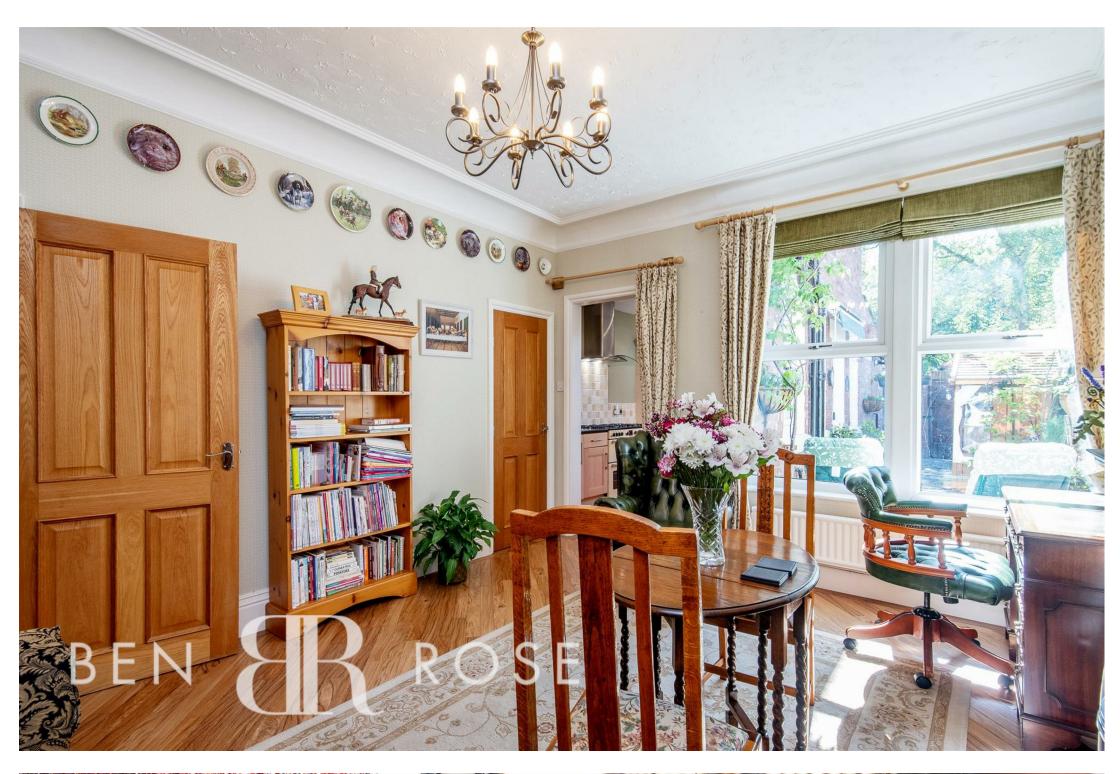
To the rear of the home is the generously sized kitchen, which offers plenty of worktop and storage space, along with an integrated fridge, freezer, and a range cooker. A door from the kitchen leads directly to the rear garden, while an additional door provides access to a practical utility room – ideal for extra storage and freestanding appliances.

Moving to the first floor, you are welcomed by a spacious landing that provides access to all rooms on this level and houses the original linen storage cupboard. The first floor offers three well-proportioned bedrooms, each with its own unique charm. Bedroom two also benefits from integrated storage. A contemporary three-piece shower room completes this level.

On the second floor, you'll find the fourth bedroom, which includes a walk-in wardrobe. This floor also features an additional three-piece bathroom, completing the internal accommodation.

Externally, the front of the property boasts a private garden with a pathway leading to the front door, as well as ample on-street parking. To the rear is a delightful, low-maintenance garden that enjoys plenty of sunlight and is fully paved. Here, you'll also find access to an extended workshop equipped with lighting and power - perfect for storage, or with potential to be converted into a home office or studio space.

Early viewing is highly recommended to fully appreciate the size, character, and potential of this fantastic family home.











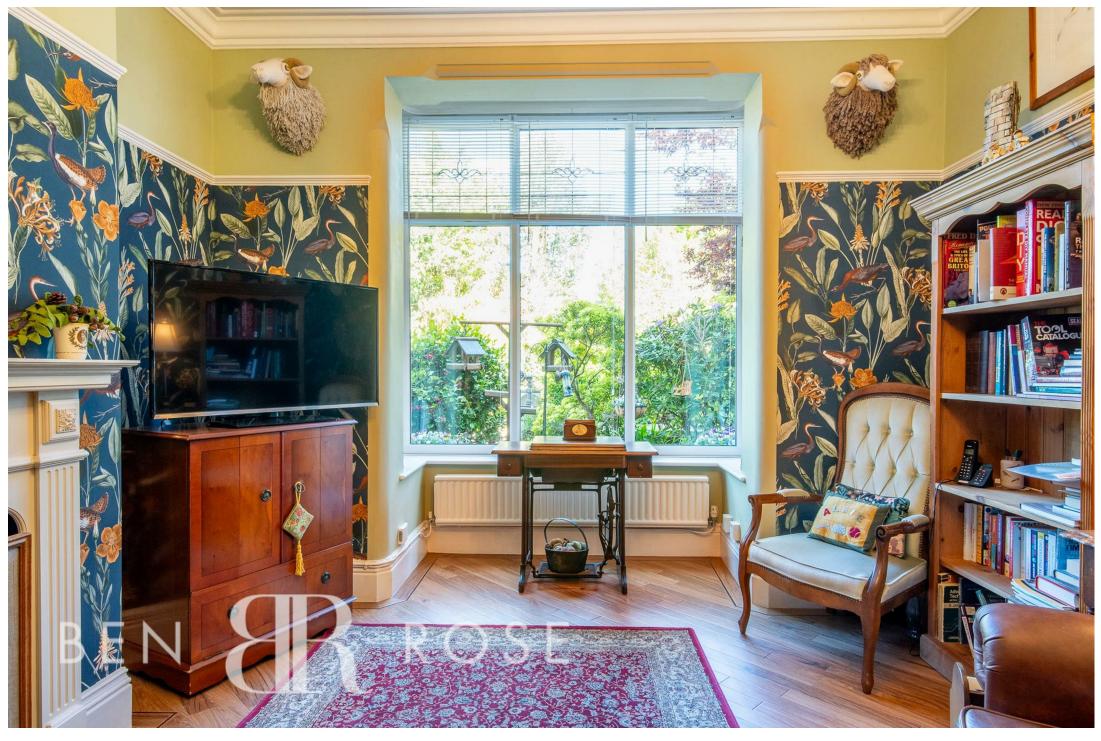




















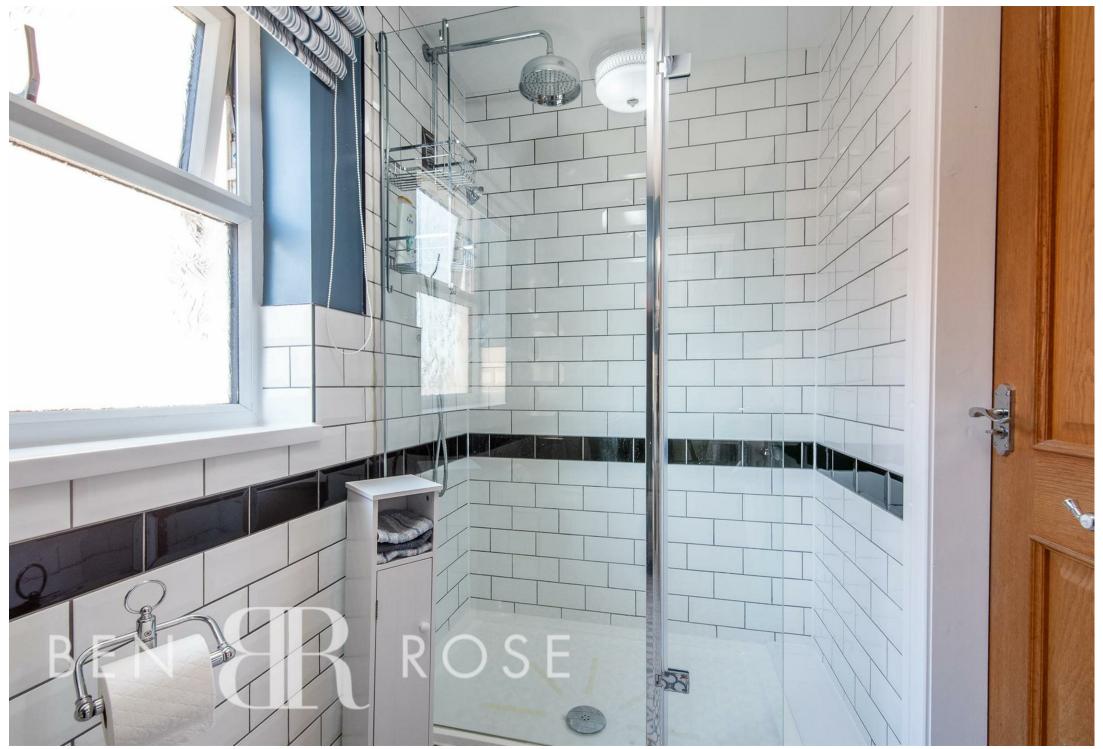


















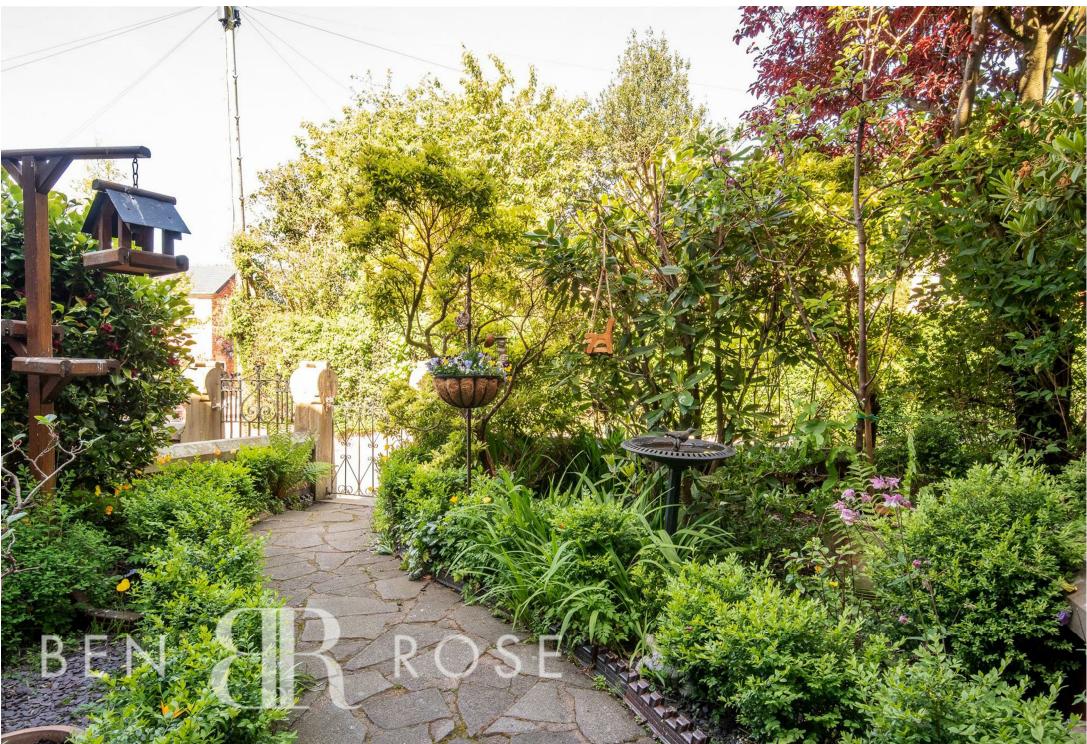
















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GROUND FLOOR 758 sq.ft. (70.5 sq.m.) approx.

WORKSHOP
14'1" x 11'5"
4.29m x 3.48m

KITCHEN
19'2" x 75"
5.84m x 2.27m

DINING ROOM
14'9" x 12'5"
4.49m x 3.79m

LOUNGE
15'4" x 11'9"
4.68m x 3.57m

1ST FLOOR 560 sq.ft. (52.1 sq.m.) approx.



2ND FLOOR 249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA: 1568 sq.ft. (145.6 sq.m.) approx.

Whilst every attempts been made to ensure the accuracy of the floorplan contained here, measurement 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 guarante as to their operability or efficiency can be given.

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