



Dunkirk Lane, Leyland

Offers Over £140,000

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terrace home, situated in a convenient and popular residential area of Leyland. Offering spacious accommodation throughout and plenty of potential, this property is ideally suited to first-time buyers and couples looking to step onto the property ladder or downsize without compromising on space. Leyland itself provides an excellent range of local amenities, including supermarkets, independent shops, cafés and leisure facilities, whilst well-regarded schools and parks are also nearby. The property benefits from excellent transport links, with Leyland Train Station offering direct services to Preston, Manchester and Liverpool, alongside regular bus routes and easy access to the M6, M61 and M65 motorway networks, making it ideal for commuters.

Entering the home through the vestibule, you are welcomed into the cosy lounge, a lovely living space centred around an attractive focal fireplace that adds warmth and character to the room. Continuing through the property, stairs lead to the first floor while the good-sized kitchen offers ample worktop space, plentiful cabinetry and the added benefit of useful under stairs storage. To the rear of the home is the dining room, providing a fantastic space for both everyday dining and entertaining, complete with double doors that open directly onto the garden.

Heading upstairs, the landing provides access to two well-proportioned double bedrooms, with the principal bedroom being particularly impressive in size and offering plenty of room for additional furnishings. Completing the first floor is the three-piece family bathroom, which further benefits from built-in storage, helping to maximise the practicality of the home.

Externally, the property enjoys a pleasant front garden featuring mature flower beds and a low-lying wall that enhances its kerb appeal. To the rear is a paved garden space with ample potential to create an inviting outdoor seating or entertaining area. Combining generous living accommodation, character features and a highly convenient location, this delightful home presents an excellent opportunity for first-time buyers and couples alike.









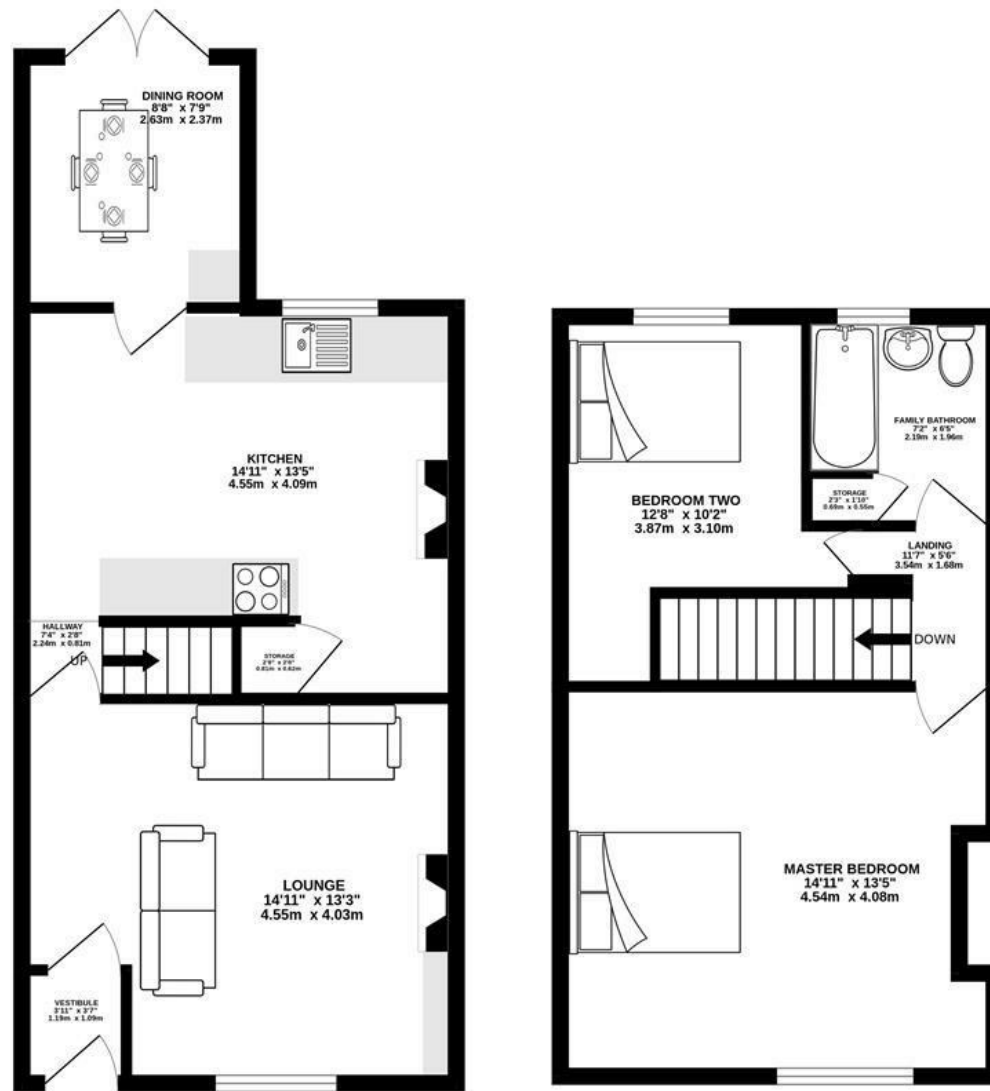




BEN ROSE

GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.

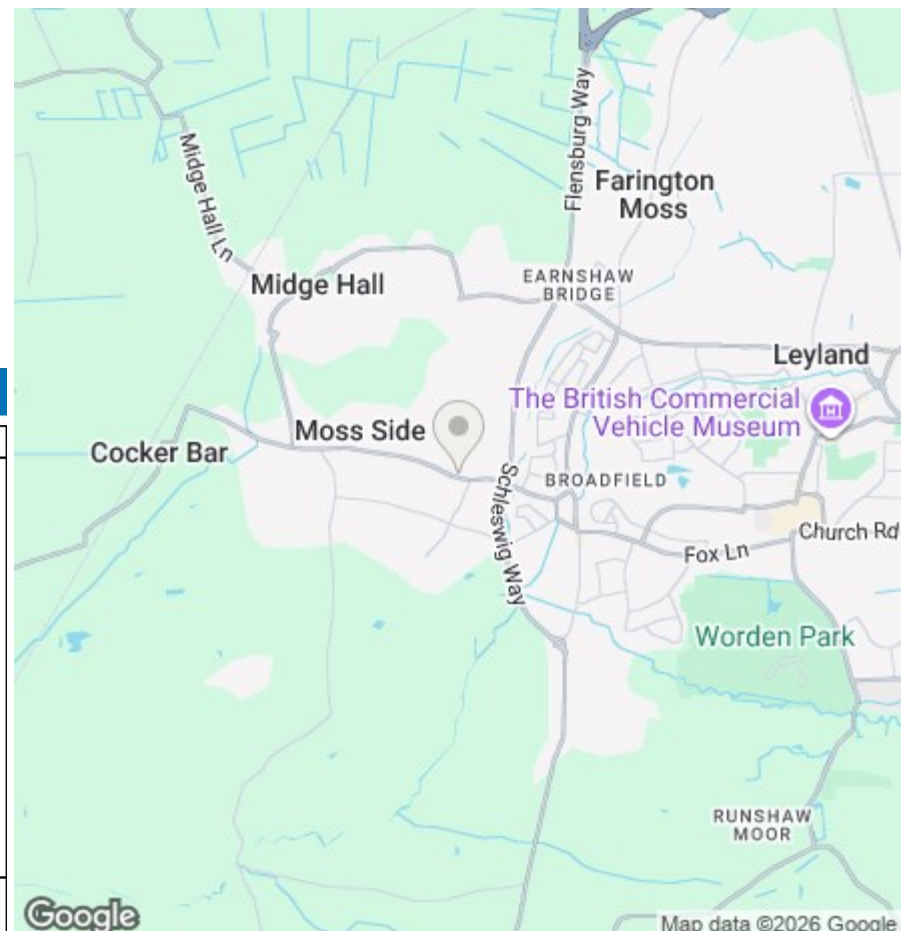


TOTAL FLOOR AREA : 840 sq.ft. (78.0 sq.m.) approx.

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		
	45	69
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	