BEN ROSE

Greystones, Leyland **Offers Over £110,000**

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom, single-storey property, tucked away within a quiet residential estate in Leyland. Ideally located and presented with no onward chain, the home is just a short drive from Leyland town centre and sits within walking distance of the highly regarded Moss Side Primary School, while also benefiting from close proximity to local shops and amenities. Excellent transport links are on hand, including nearby bus routes, the local train station, and easy access to the M6 and M61 motorways.

Stepping into the property, you are welcomed into the entrance hallway, from which the majority of rooms can be accessed. To the right is the spacious master bedroom, benefiting from fitted storage and a large window overlooking the front aspect. Opposite, you will find a well-proportioned second bedroom. Moving through, you enter the generous lounge, which flows seamlessly into the modern kitchen, creating a comfortable and sociable living space. The contemporary fitted kitchen offers ample storage and space for freestanding appliances, along with a single door leading to a useful porch/utility area with access to the garden. Just off the lounge, double patio doors open into a bright and airy conservatory, providing versatile additional living space, ideal as a dining area or second sitting room. A modern three-piece shower/wet room completes the internal accommodation.

Externally, the property is positioned within a quiet corner of the estate, benefiting from pleasant green space to the front, along with a convenient storage area and residential parking. To the rear, there is a generously sized, low-maintenance flagged garden with ramp access. A gate leads out to the road behind, where additional on-street parking is available.

Early viewing is highly recommended to fully appreciate the accommodation on offer and to avoid any potential disappointment.

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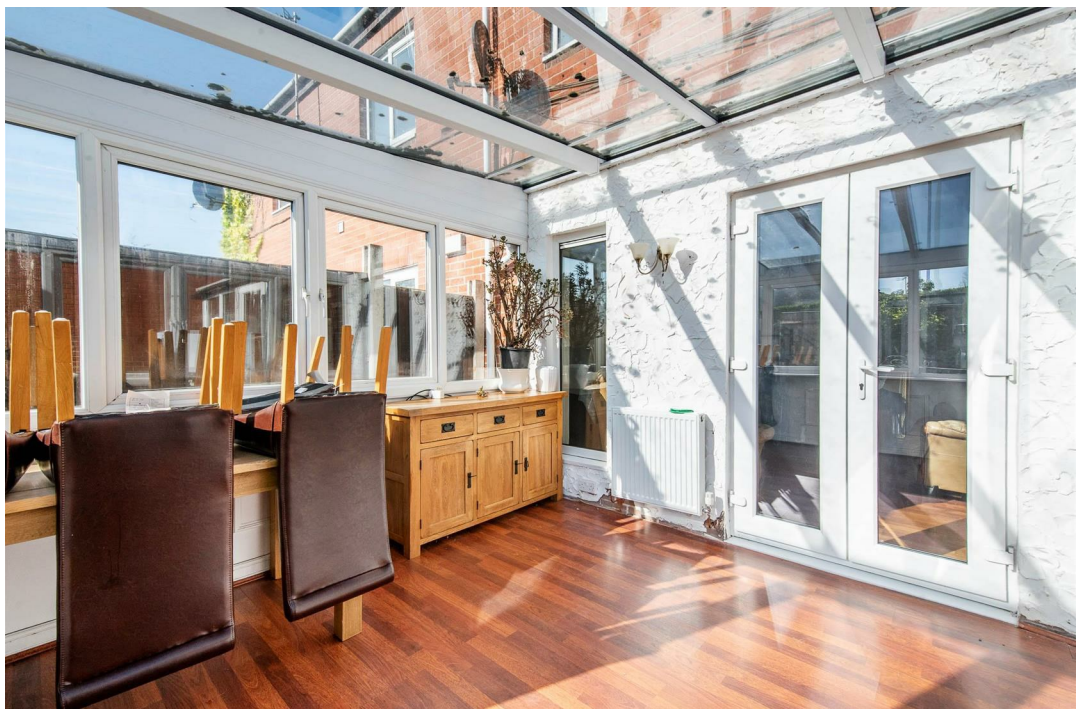

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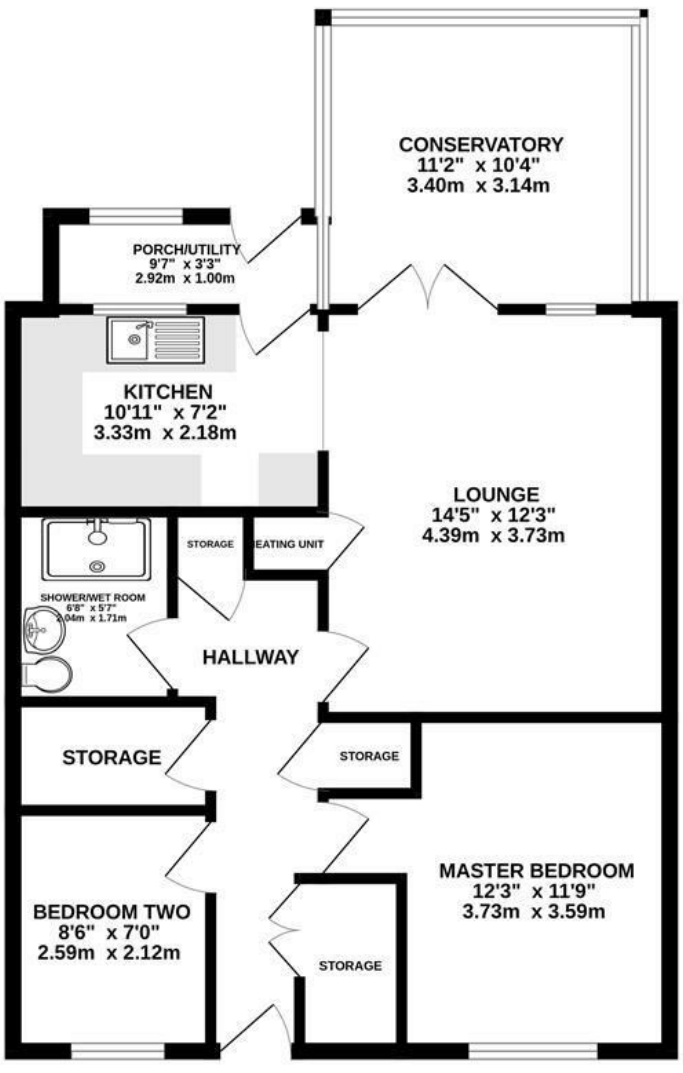
GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.9 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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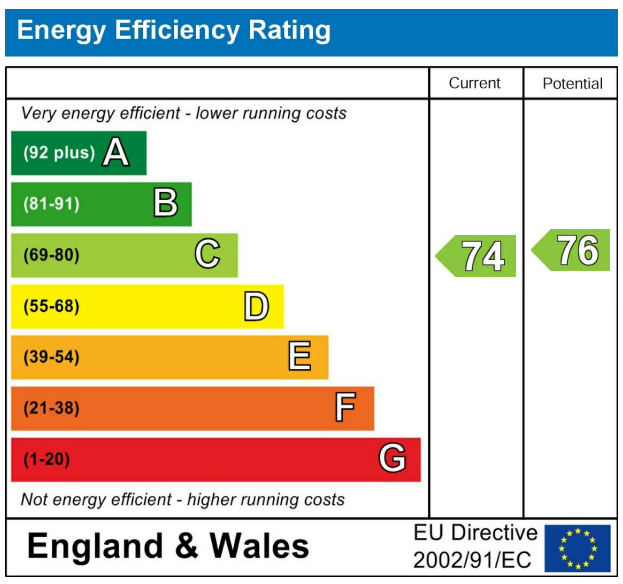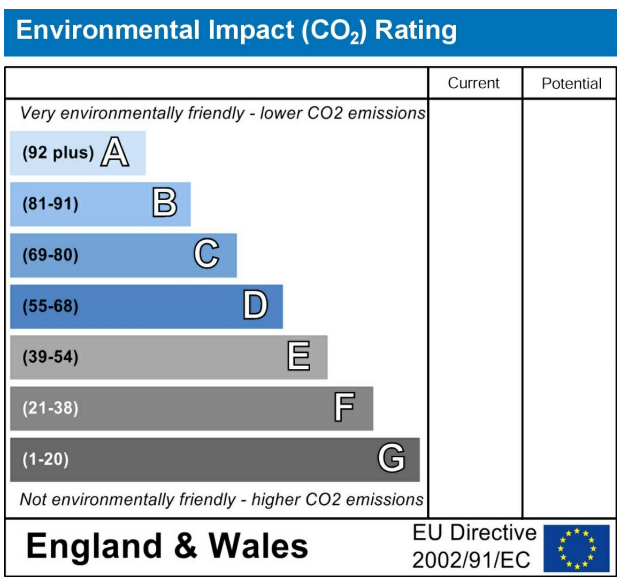
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