BEN ROSE



Princess Street, Leyland £150,000

Ben Rose Estate Agents are pleased to present to the market this well-presented two-bedroom end-terrace property, situated in a much sought-after residential area of Leyland. An ideal home for first-time buyers looking to take their first step onto the property ladder, the property is conveniently located just a few minutes' walk from Leyland town centre, with its excellent range of local schools, shops and everyday amenities. There are also fantastic transport links via nearby bus routes, along with easy access to the M6 and M61 motorways.

The home has undergone a range of recent upgrades, including a new boiler, radiators and flooring, along with freshly plastered walls and ceilings, creating a fresh and comfortable feel throughout.

Internally, the property briefly comprises a spacious lounge, featuring a charming central fireplace and large front-facing window which allows plenty of natural light to fill the room. This leads through to the modern kitchen/diner, which provides ample storage and space for freestanding appliances, as well as room for a family dining table and access out to the rear yard. The kitchen also benefits from useful under-stairs storage, providing an ideal space for a pantry.

Moving upstairs, you will find two well-proportioned bedrooms, with the master bedroom benefiting from a period feature fireplace and fitted wardrobes. The second bedroom also boasts useful integrated storage above the stairs. A three-piece family bathroom, complete with an over-the-bath shower, completes the first floor.

The property also benefits from a boarded loft, accessed via a convenient pull-down ladder, providing useful additional storage space.

Externally, there is ample on-street parking available to the front of the property. To the rear is a secluded yard area, providing access to the detached single garage and a convenient outdoor W.C.

Early viewing is highly recommended to avoid potential dissapointment.

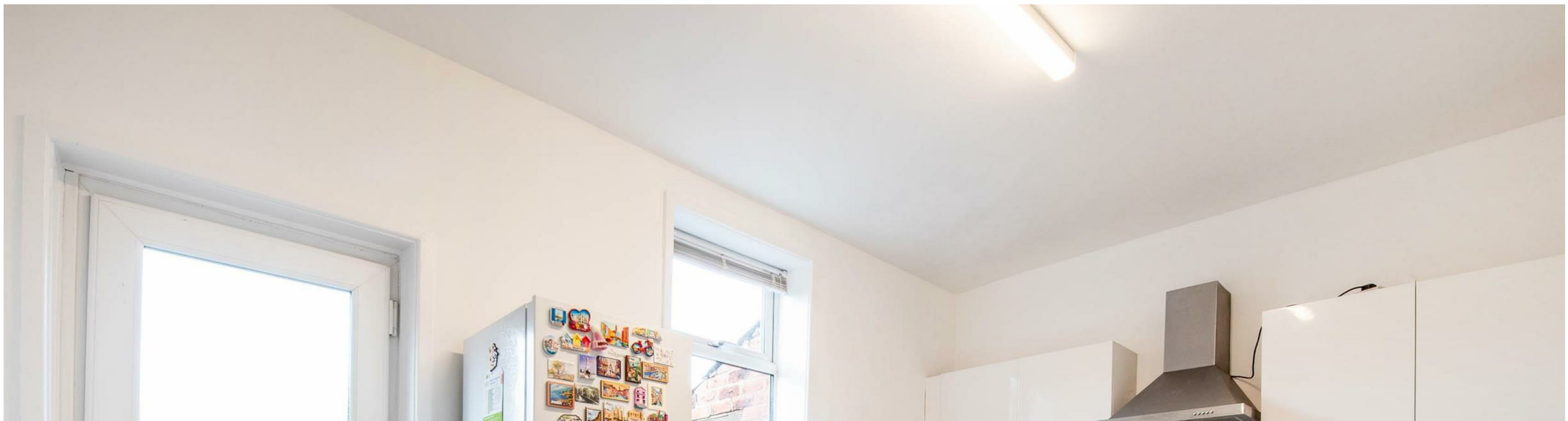




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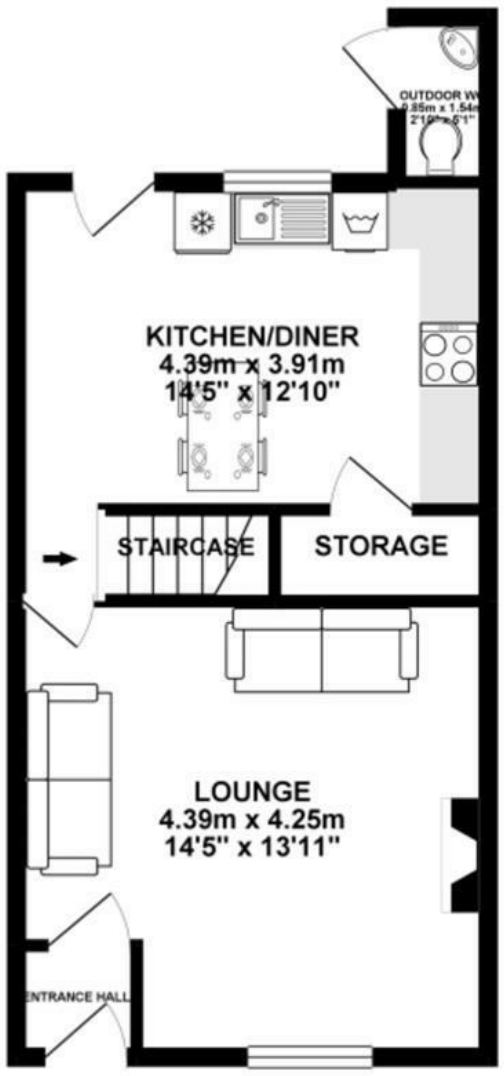




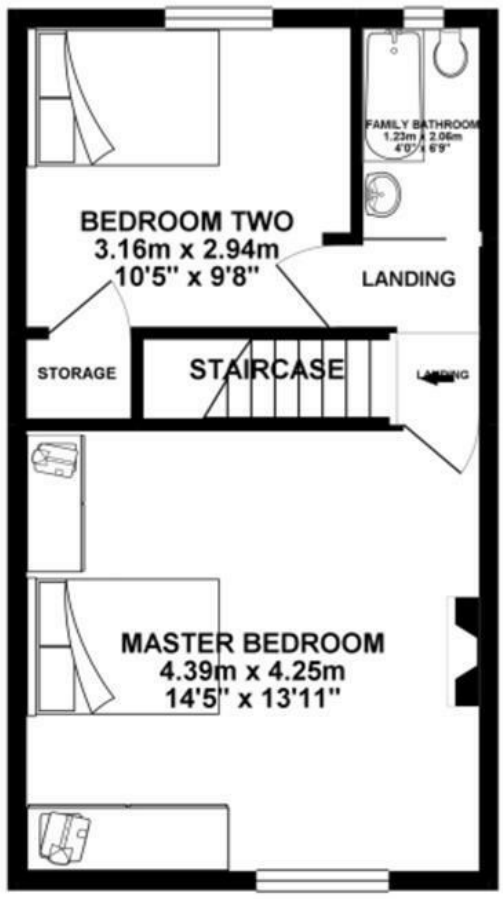
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GROUND FLOOR 37.15 sq. m.
(399.86 sq. ft.)



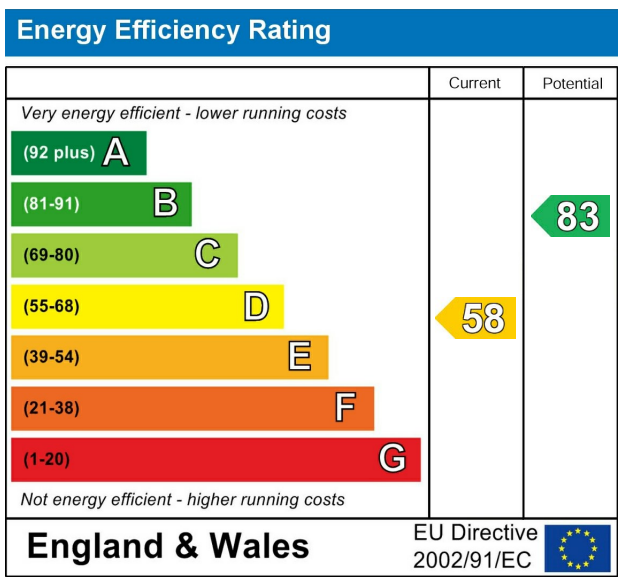
1ST FLOOR 35.32 sq. m.
(380.23 sq. ft.)

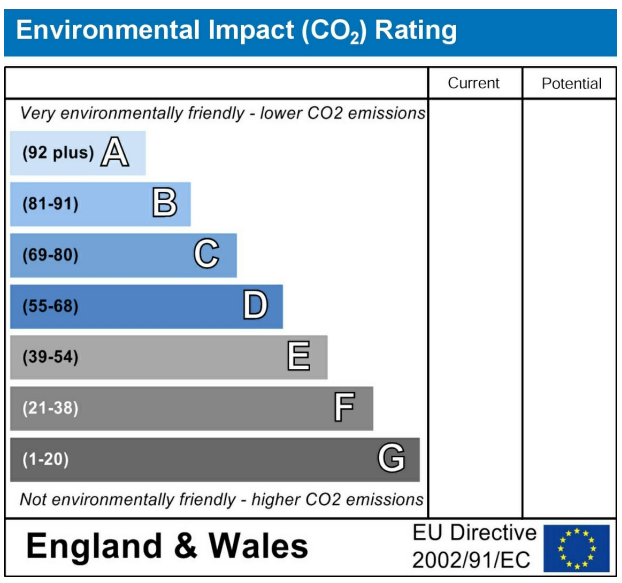


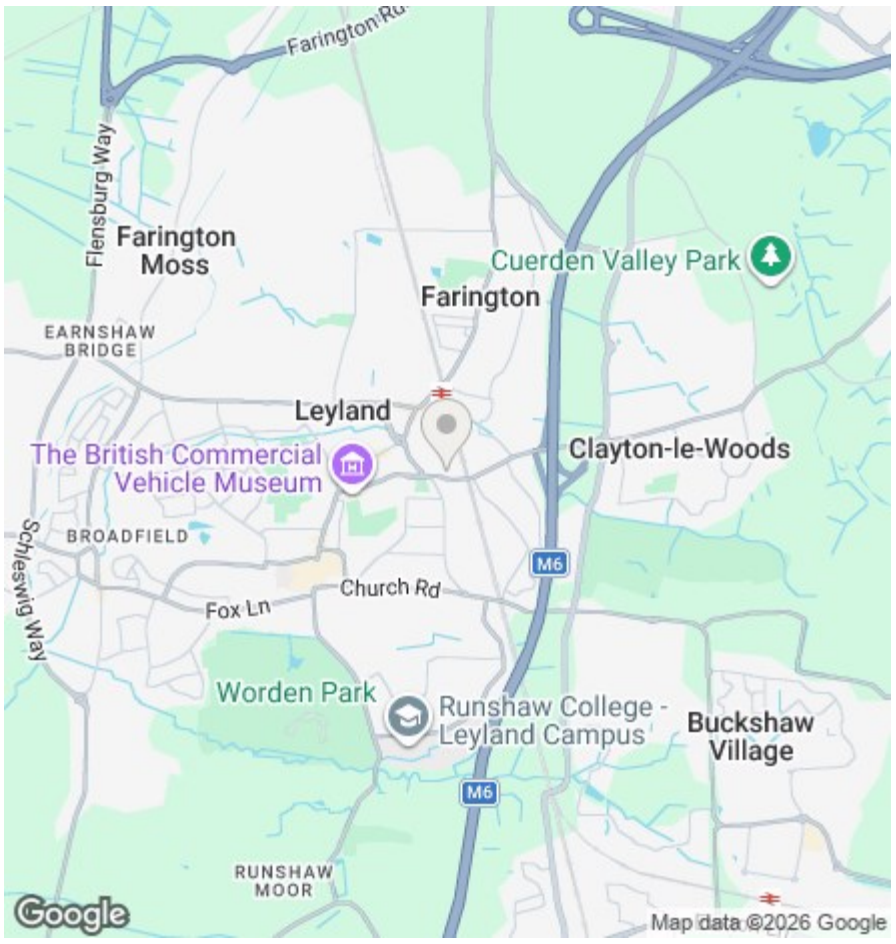
TOTAL FLOOR AREA : 72.47 sq. m. (780.09 sq. ft.) approx.

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.







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