BEN ROSE

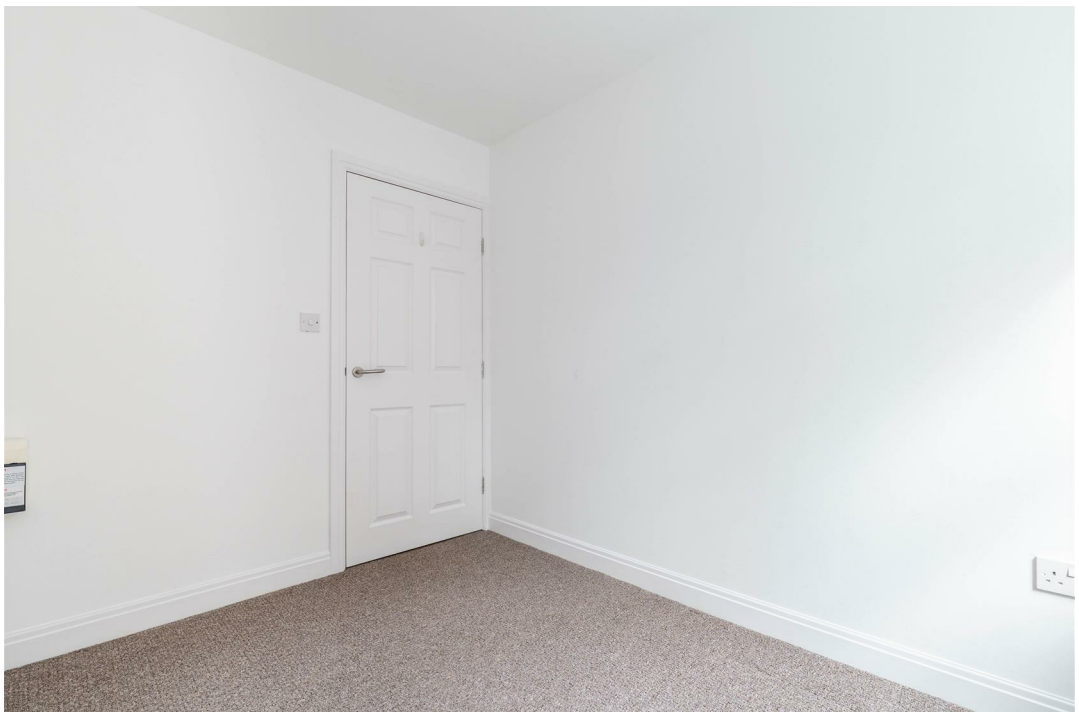
Lancaster Gate, Leyland **Offers Over £100,000**

Ben Rose Estate Agents are pleased to present to market this beautifully maintained two-bedroom ground floor apartment, ideally positioned within walking distance of Leyland town centre. Perfectly suited to first-time buyers or couples, the property combines modern open-plan living with the added benefit of a private patio area. Leyland offers a wealth of amenities right on your doorstep, including a variety of shops, bars, restaurants, pubs, and schools. For commuters, the area is exceptionally well connected, with Leyland train station providing direct services to Preston, Manchester, and Liverpool. The M6, M61, and M65 motorways are all within easy reach, alongside excellent bus links to Preston and Chorley.

Upon entering the apartment, you are welcomed into a bright entrance hall that provides access to all the principal rooms. The heart of the home is the spacious open-plan lounge, kitchen, and dining area, designed with both comfort and practicality in mind. This inviting space is neutrally decorated, offering the perfect blank canvas for a new owner. French doors open directly onto the private patio, creating a seamless indoor-outdoor flow ideal for relaxing or entertaining. The kitchen is fitted with modern units, making it both stylish and functional.

The property benefits from two well-proportioned bedrooms. The master bedroom is a generous double, complete with its own contemporary ensuite shower room, providing a touch of privacy and convenience. The second bedroom is also a double, offering flexibility as a guest room, child's bedroom, or home office. A modern three-piece family bathroom with sleek finishes serves the apartment.

Externally, the property enjoys the rare advantage of its own private patio area, perfect for summer evenings or enjoying a morning coffee outdoors. The apartment also benefits from allocated parking, ensuring convenience for residents and visitors alike.



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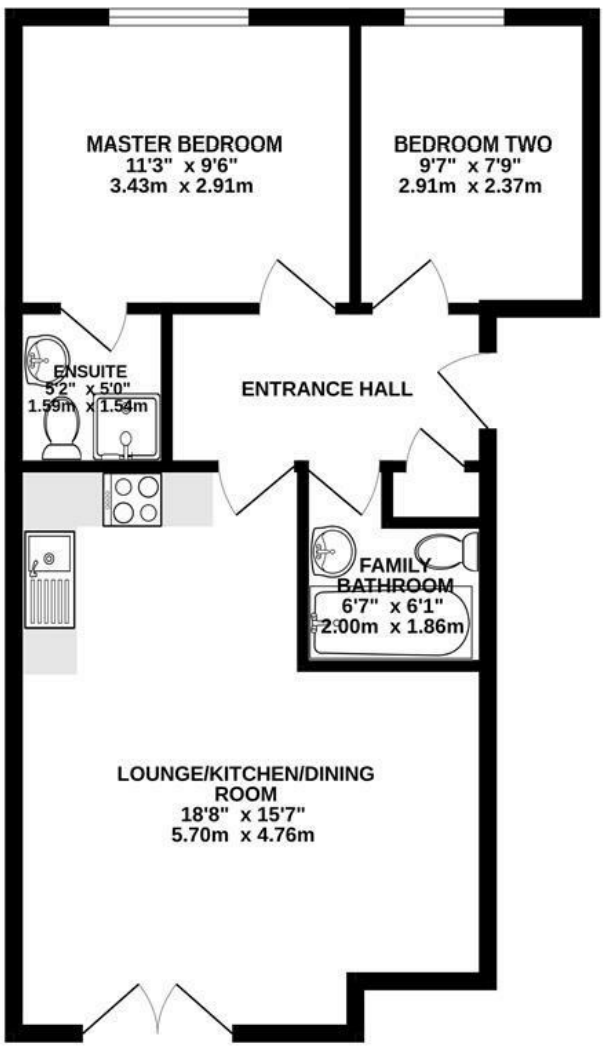
GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 547 sq.ft. (50.8 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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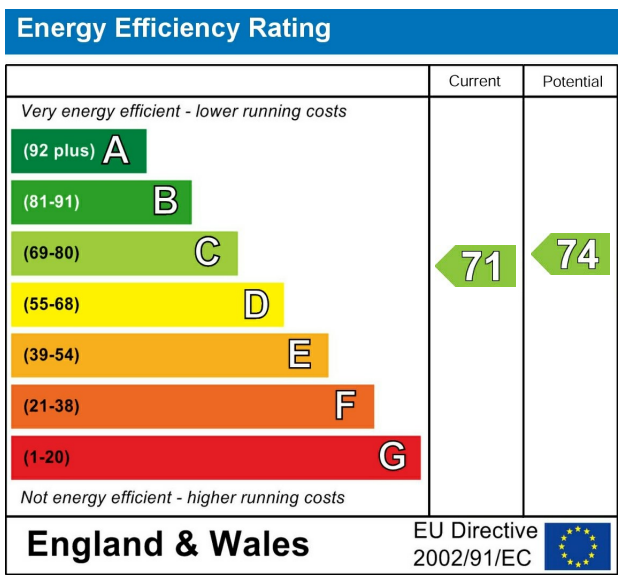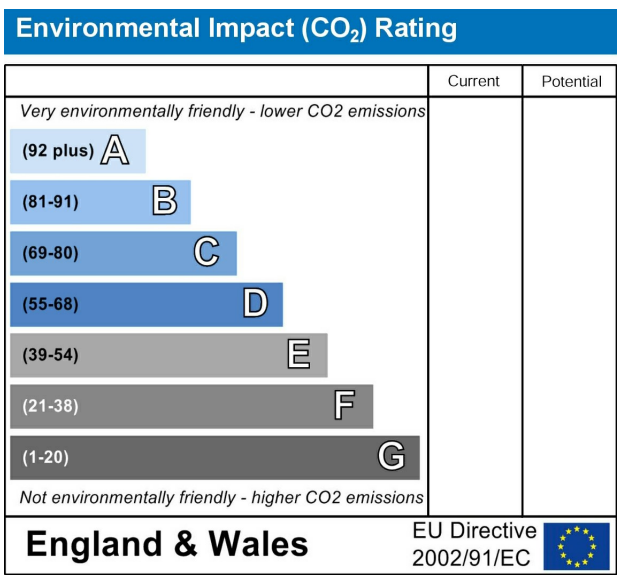
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