

# BEN ROSE



**Malden Street, Leyland**

**Offers Over £138,000**

Ben Rose Estate Agents are pleased to present to market this NO CHAIN, charming, three bedroom terraced home in a sought-after location in Leyland Town Centre. The property would be an ideal opportunity for first time buyers ideally placed within a minutes walk to Leyland's Hough Lane High Street. The property is situated close to fantastic local schools, and nurseries with fantastic travel links via the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally the property briefly compromises of a welcoming entrance hall, where you can find the entrance to the generously sized lounge. This room receives ample light from the front window and compromises of a feature fireplace. Moving back through the hall, you'll find the stairs leading to all first floor rooms and access to the dining room. This space can easily accomodate a family dining table or settee suite to be configured how you see fit. There is also another feature fireplace placed centrally, as well as opening through into the kitchen. The kitchen offers space for freestanding appliances to be fitted as well as a convenient storage cupboard located near the rear door leading to the garden.

Moving up to the first floor you'll find three good sized bedrooms, all large enough to fit a double bed, with the Master Bedroom being of a substantial size. A three piece shower room is also found on this floor and is used as a wet-room.

To the front of the property is space for permitted, on road parking. To the rear is a private yard where you'll also find the garage. This space is ideal for parking a car or being used for additional storage options. It can be accessed via the private road located behind the home.

The room dimensions of the property can be found on our floorplan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice."





















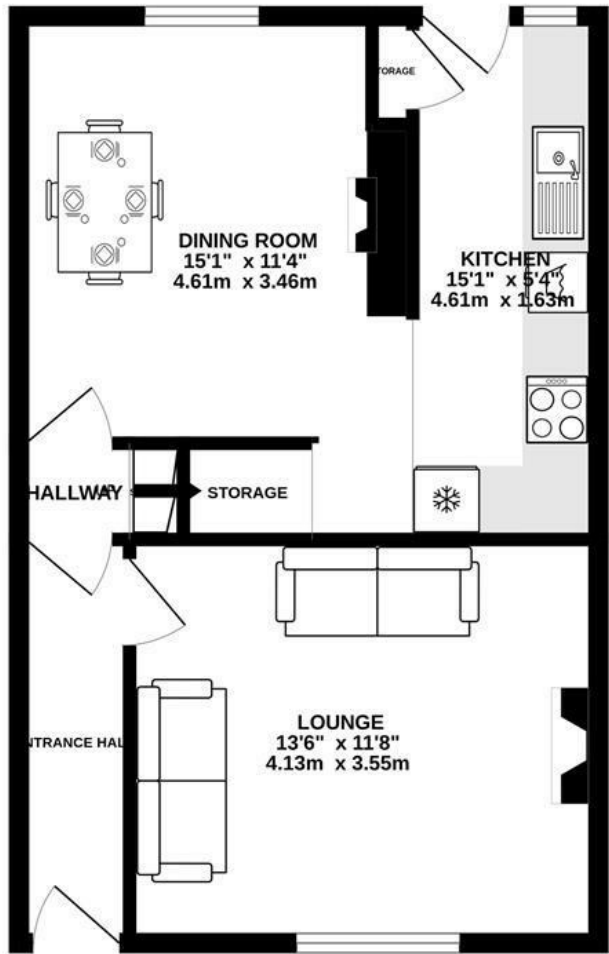




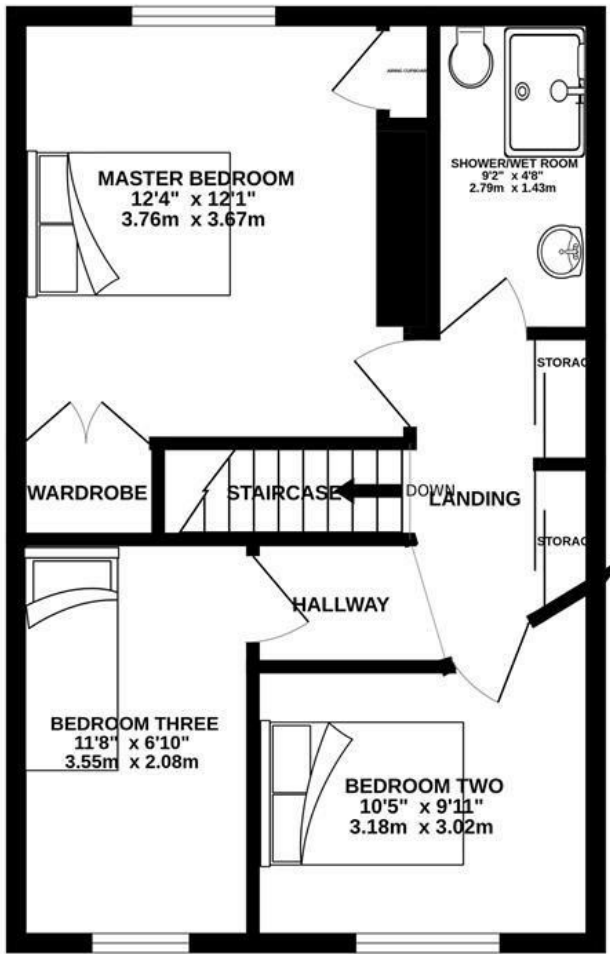


# BEN ROSE

GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.




TOTAL FLOOR AREA : 877 sq.ft. (81.5 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		
	60	74
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 