



Slater Lane, Leyland

Offers Over £180,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented, extended two-bedroom semi-detached house in Leyland. The home boasts a spacious layout and is ideally located for convenient living. Situated in a sought-after area, it benefits from excellent travel links including nearby motorway access, and is within easy reach of local amenities such as shops and schools.

Walking through the ground floor, you enter into a welcoming porch and entrance hall leading to a bright lounge with a bay window to the front. The spacious kitchen/diner is perfect for modern living and includes ample space for dining, complemented by under-stairs storage for added convenience.

Ascending to the first floor via the landing, you will find a large master bedroom featuring storage, ideal for keeping the space tidy and organized. There is also second bedroom and a contemporary shower room complete with toilet, sink, and shower facilities.

Outside, the property continues to impress with a large rear garden, beautifully landscaped with a variety of plants and a patio area with power, perfect for outdoor entertaining or relaxing in privacy. The driveway provides parking for multiple cars, alongside a garage for additional storage or secure parking.

In summary, this extended semi-detached house offers a wonderful opportunity for comfortable and modern living in Leyland. With its beautifully presented interior, generous outdoor space, and convenient amenities nearby, it is an ideal choice for those looking to settle in a desirable location.



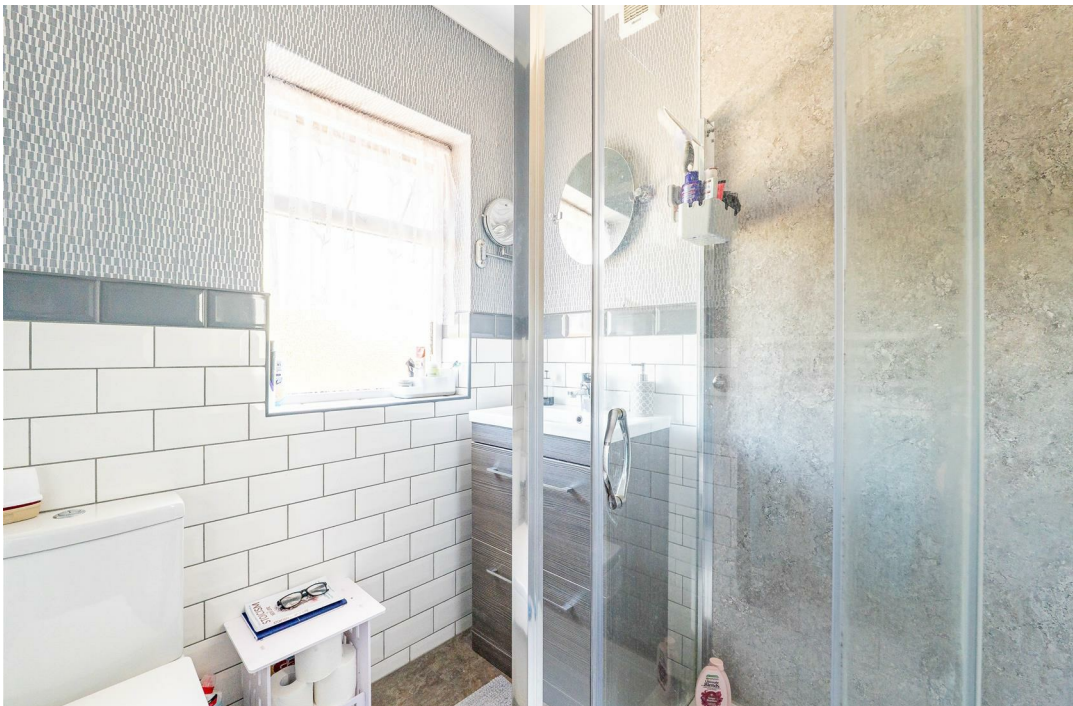










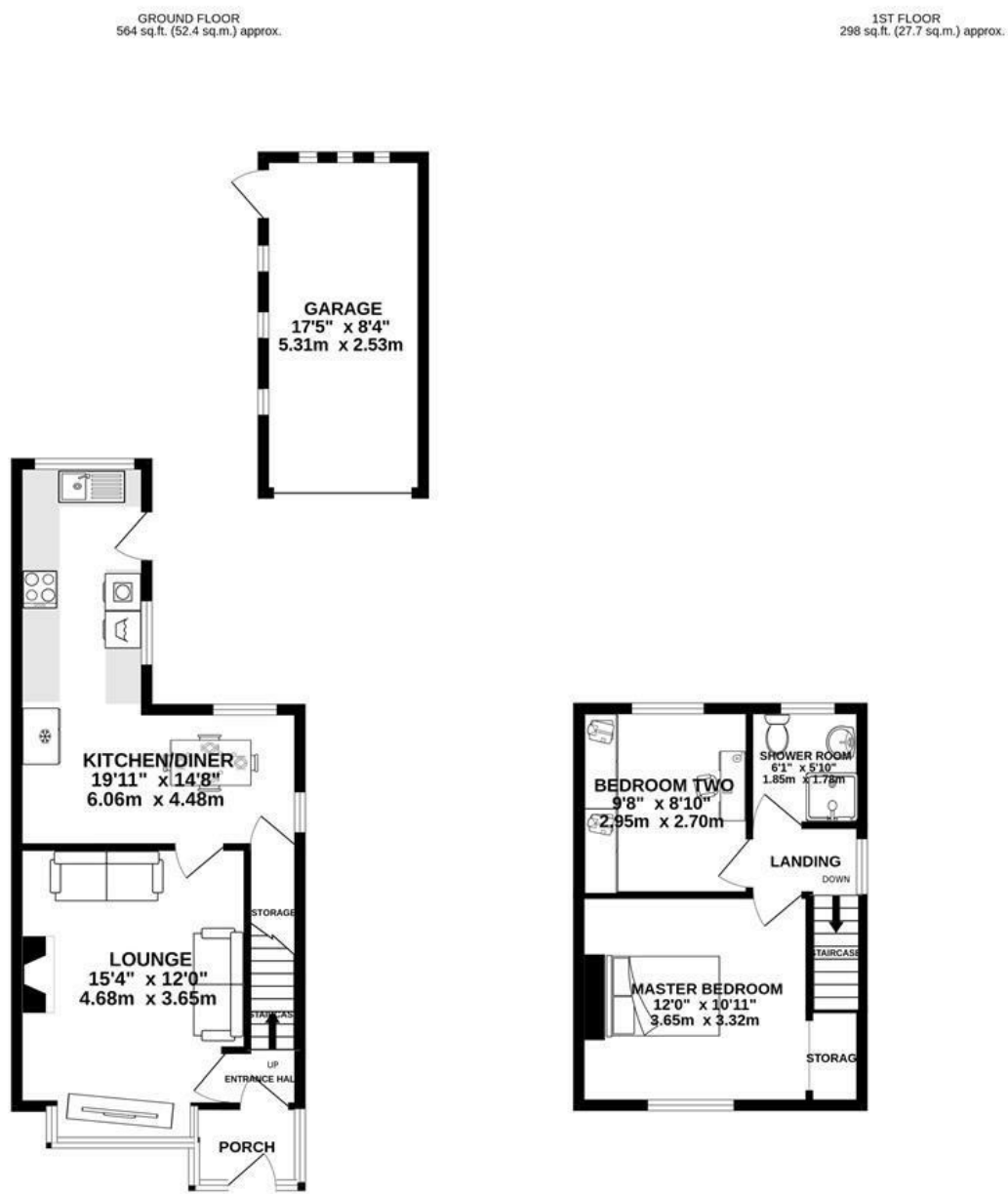








BEN ROSE



TOTAL FLOOR AREA : 862 sq.ft. (80.0 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	66	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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

