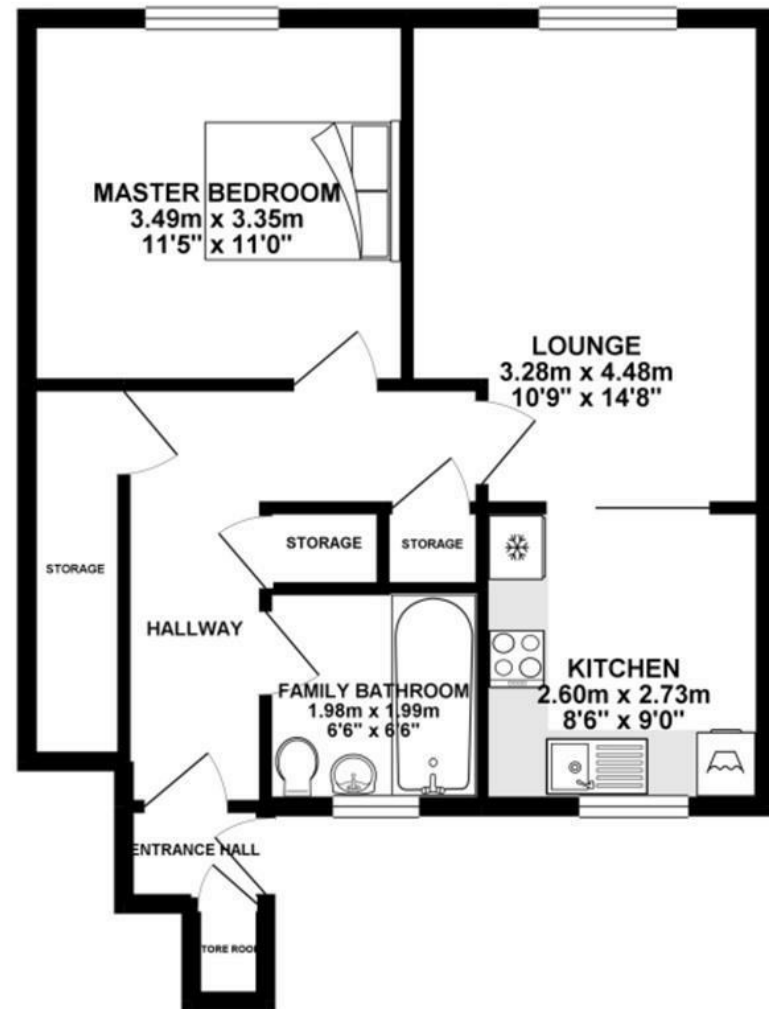


GROUND FLOOR 50.23 sq. m.  
( 540.67 sq. ft. )



TOTAL FLOOR AREA : 50.23 sq. m. ( 540.67 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. Made with iMetrix 6/2021.



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			
England & Wales		71	75
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			

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### Forrester Close, Leyland

£60,000

Ben Rose Estate Agents are pleased to present to the market this one bedroom, ground floor flat located on a quiet cul-de-sac in Leyland. This property would be ideal for a first time buyer or for someone wanting to downsize. It is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) whilst still enjoying the delights of the stunning Lancashire countryside and benefiting from superb local schools, supermarkets and amenities. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming porch with store room leading to the entrance hall with under-stair storage and two integrated cupboard storage points. The hallway also gives access to the majority of rooms. Firstly, you'll find the three piece family bathroom with an over the bath shower. This then leads round to the master bedroom and spacious lounge. The lounge can also be used as a part-diner or study. Just off the lounge is the kitchen that comes fitted with an integrated hob/oven, as well as additional space for other freestanding appliances to be fitted. The property also has an generous amount of storage space throughout.

Externally, to the front of the property is private parking, whilst to the rear is a communal lawn that is shared amongst the complex and an additional small private garden.

Property to sell?

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





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