



Great Park Drive, Leyland

Offers Over £110,000

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom ground floor apartment, ideally situated within a popular and well-maintained residential development in Leyland. Offering spacious and practical accommodation throughout, this fantastic home is perfectly suited to first-time buyers, couples or those looking to downsize whilst retaining generous living space. The property enjoys an excellent location close to a wide range of everyday amenities, including supermarkets, cafés, shops and leisure facilities, with Leyland town centre just a short distance away. Excellent transport links are also on hand, with Leyland Railway Station providing regular services to Preston, Manchester and Liverpool, convenient bus routes nearby, and easy access to the M6, M61 and M65 motorways, making commuting across the North West both quick and convenient.

Stepping into the apartment, you are welcomed by the entrance hall which provides access to all principal rooms. Positioned at the front of the home are two well-proportioned double bedrooms, with the master bedroom benefitting from fitted wardrobes and a modern en suite shower room. Continuing through, the dining room provides an excellent space for both everyday meals and entertaining guests. To one side is the spacious lounge, enhanced by a beautiful bay window that fills the room with natural light and creates a bright, welcoming atmosphere. Adjacent to the dining room is the contemporary kitchen, thoughtfully designed with ample worktop and cupboard space, along with a selection of integrated appliances, making it both stylish and practical. Completing the accommodation is the modern three-piece family bathroom, finished to a good standard.

Being a ground floor apartment, the property offers the convenience of single-level living throughout, making it an excellent choice for a variety of buyers seeking comfort and accessibility.

Externally, the apartment forms part of a well-maintained and attractive development with neatly kept communal grounds. There is allocated residential parking along with multiple visitor parking spaces. Combining spacious accommodation, a desirable ground floor position and an excellent location close to transport links and local amenities, this superb apartment presents an ideal opportunity for first-time buyers, couples or those looking to enjoy low-maintenance living in the heart of Leyland.





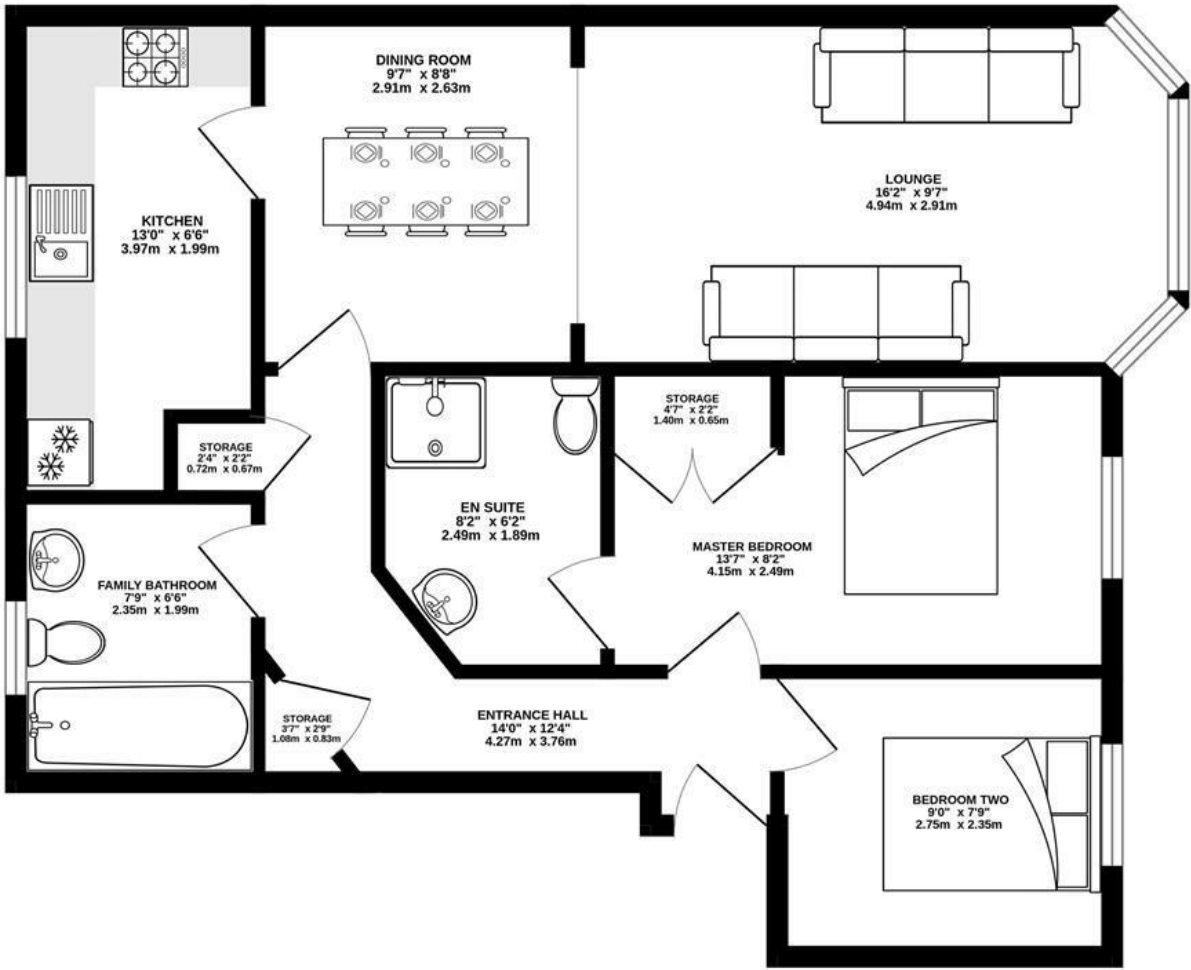








GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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		
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	

