



## Clarence Street, Leyland

**Offers Over £130,000**

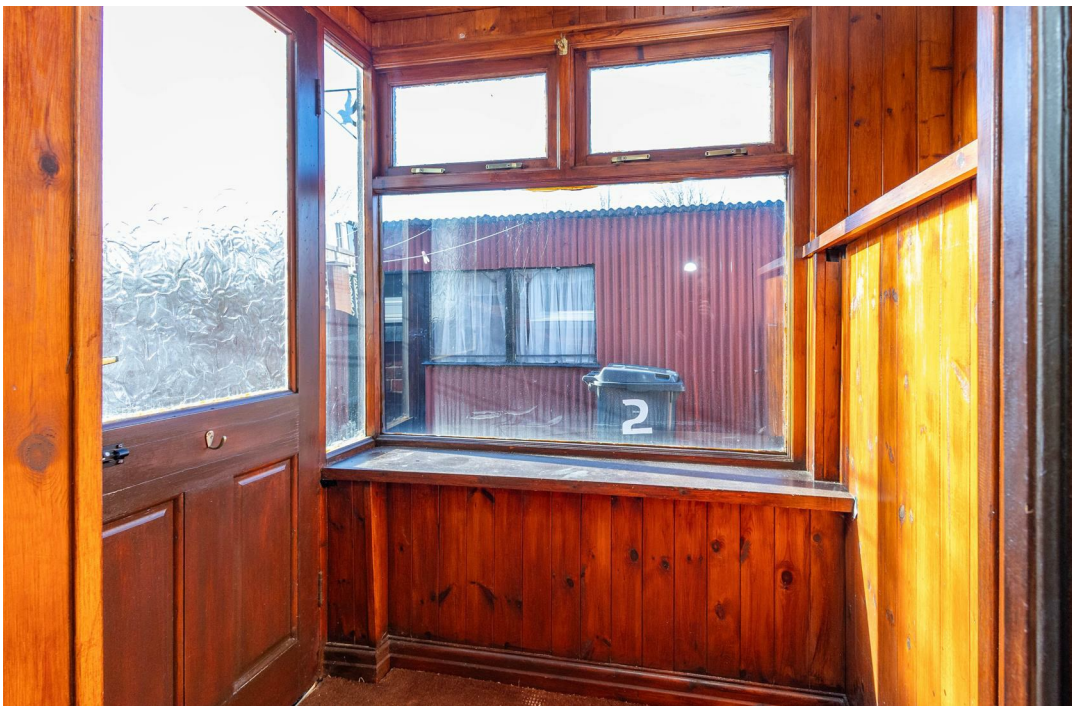
Ben Rose Estate Agents are pleased to present to market this two-bedroom end-terrace property situated in a convenient and well-established area of Leyland, Lancashire. Offering generous room proportions throughout, this home presents an excellent opportunity for investors or first-time buyers looking for a property with scope to modernise and add value. Ideally positioned close to Leyland town centre, the home benefits from a wide range of local amenities including supermarkets, independent shops, schools and leisure facilities. Leyland train station is within easy reach, providing direct links to Preston, Manchester and beyond, while excellent access to the M6, M61 and M65 motorways makes commuting straightforward. With nearby parks and surrounding Lancashire towns just a short drive away, the location offers both practicality and potential.

Entering through a small porch, you step into a surprisingly spacious living room, offering ample space for seating and furniture arrangements. Moving through to the rear, the large kitchen diner provides plenty of room for a family dining table along with good storage options. There is a generous understairs storage cupboard, large enough to accommodate a tumble dryer, adding to the practicality of the space. Completing the ground floor is a small sunroom to the rear.

To the first floor, the property continues to impress with two well-proportioned double bedrooms. The master bedroom is particularly spacious, offering excellent potential to create a comfortable and stylish retreat. The second bedroom is also a good size, suitable for guests, children or as a home office. The family bathroom serves this level and, while requiring updating, offers the opportunity for buyers to design and install a suite to their own taste and specification.

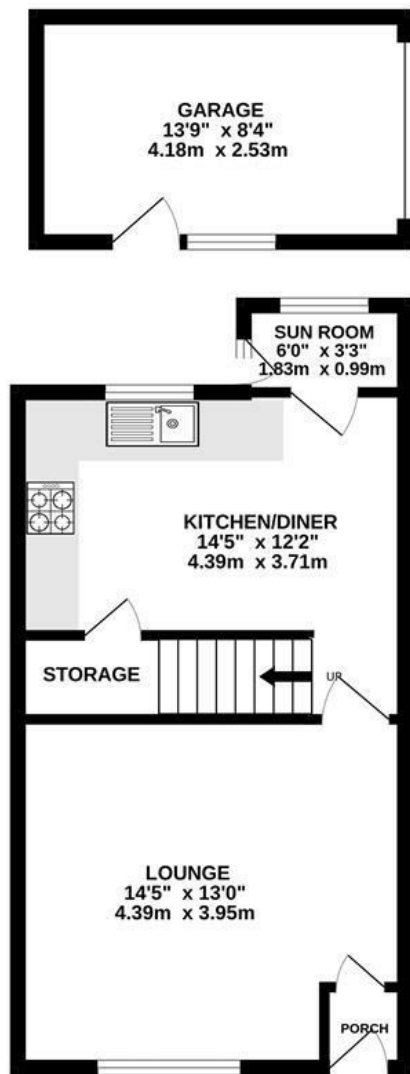
Externally, the property benefits from a small enclosed rear yard providing low-maintenance outdoor space, along with the added advantage of a garage to the rear offering additional storage. This property represents a fantastic investment opportunity or first step onto the property ladder, with generous internal space and clear potential for improvement in a well-connected Leyland location.



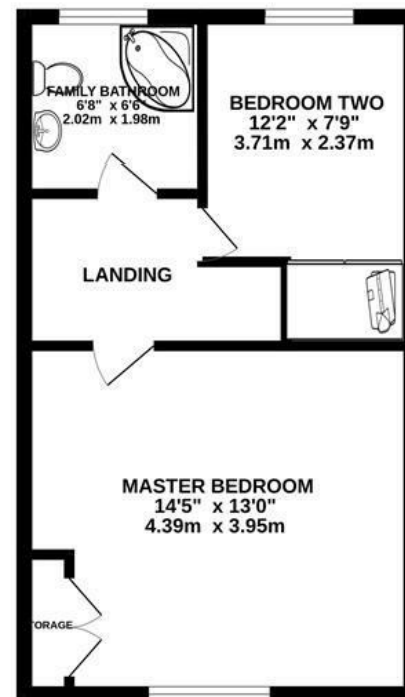




GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.7 sq.m.) approx.

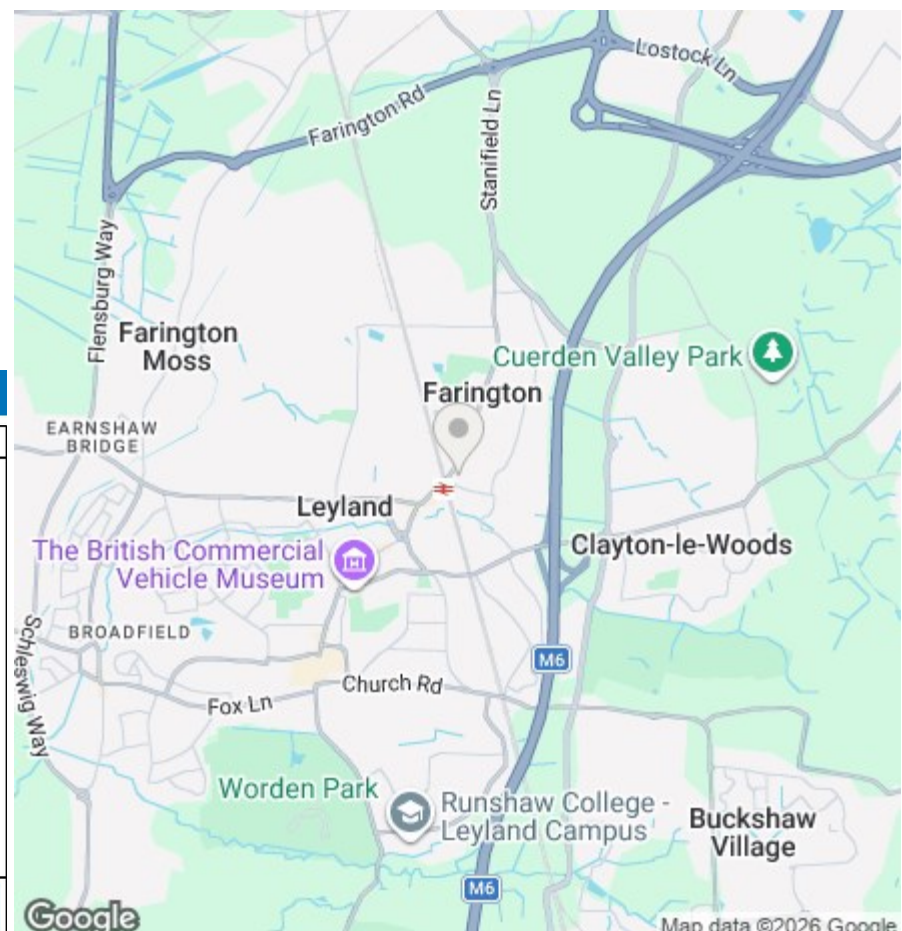


TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	