BEN ROSE



**Leadale Road, Leyland** **Offers Over £170,000**

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom semi-detached home, situated in a well-established residential area of Leyland. Perfect for first-time buyers, the property offers comfortable living accommodation and is conveniently located within easy reach of a wide range of local amenities, including supermarkets, shops, schools, and leisure facilities. Leyland train station is just a short drive away, providing regular rail services to Preston, Manchester, and beyond, while excellent bus routes and nearby access to the M6, M61, and M65 motorways make commuting to surrounding towns and cities straightforward.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. To the right, you will enter the spacious lounge, which features a large bay window overlooking the front aspect. Moving through, you will enter the open-plan kitchen/diner, which benefits from dual-aspect windows and offers ample storage and space for freestanding appliances. From here, you will find convenient access to the understairs storage, alongside a single door leading through to the utility room at the rear. The bright utility room provides practical additional storage and space for freestanding appliances, with a single door leading out to the garden.

Moving upstairs, you will find two well-proportioned bedrooms, alongside a modern three-piece family bathroom with an over-the-bath shower.

Externally, the home benefits from a private driveway to the front, providing off-road parking for two vehicles. To the rear is a generously sized garden featuring a flagged patio and lawn, creating a lovely outdoor space for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.










NINJA
COFFEE
BISCUITS
BREAD










Hotpoint

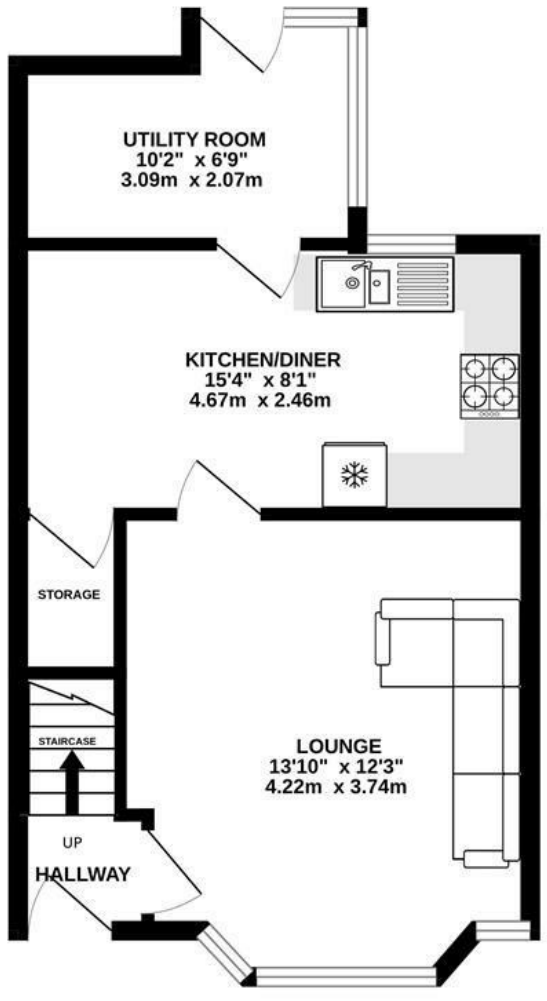


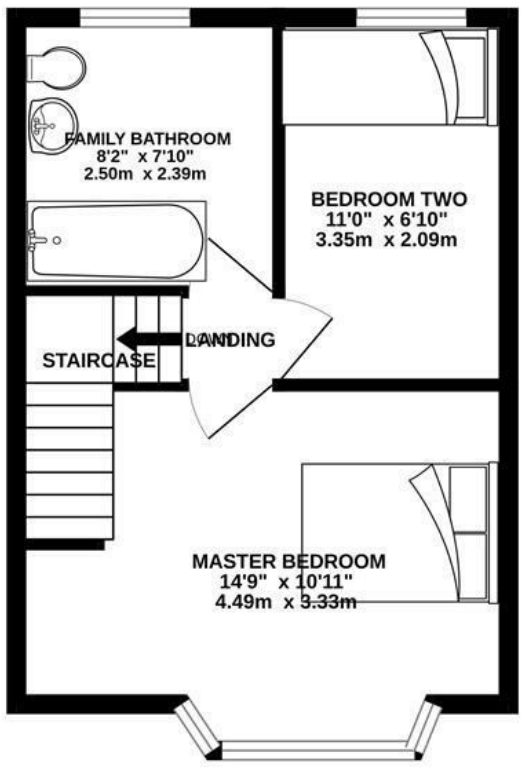


# BEN ROSE

GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.

1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.

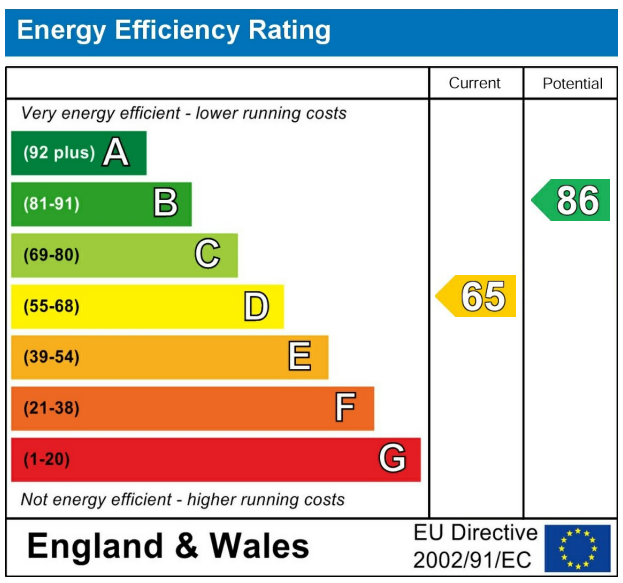


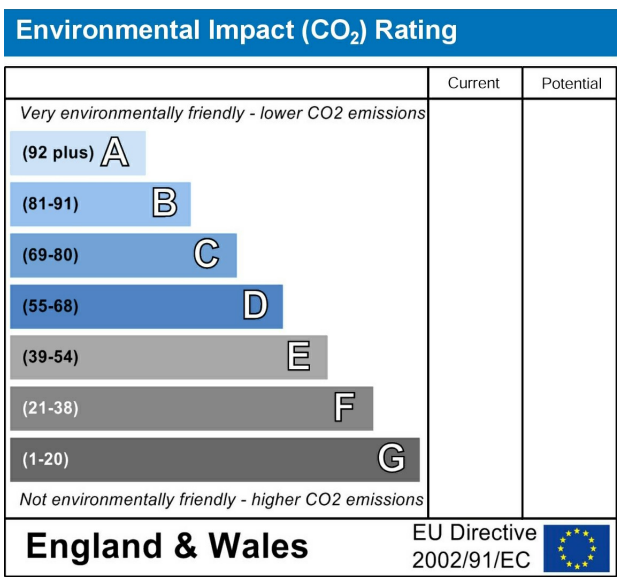



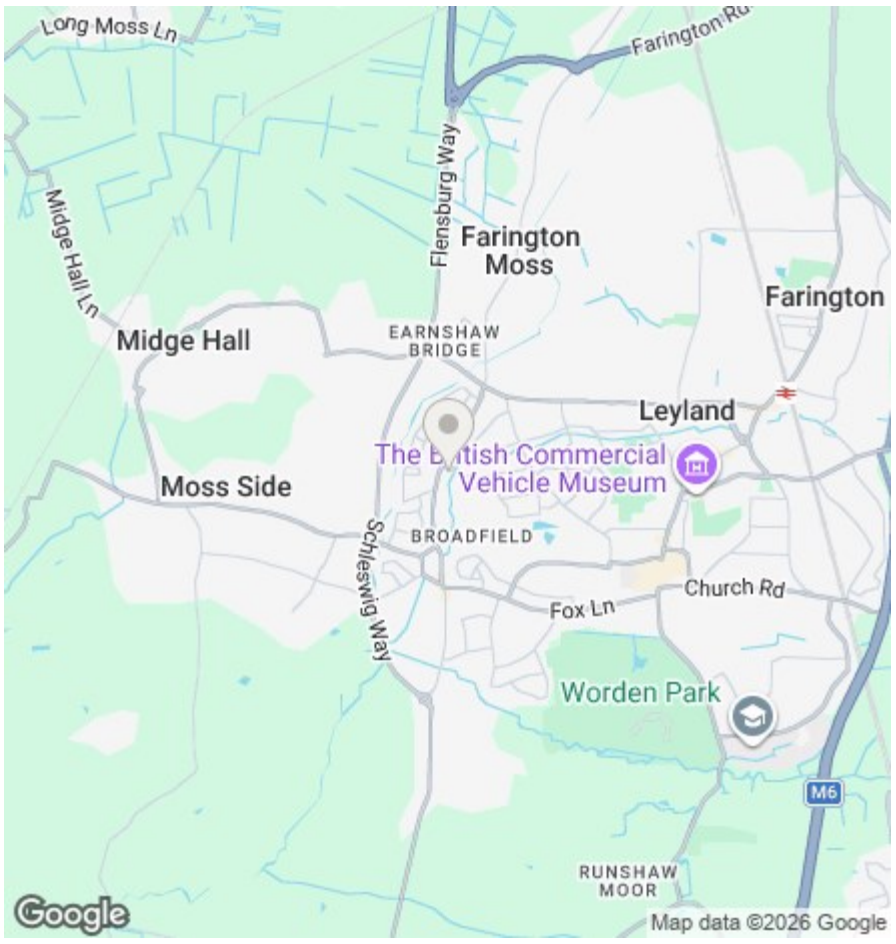

TOTAL FLOOR AREA : 697 sq.ft. (64.7 sq.m.) approx.

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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