



BEN ROSE

Clarence Street, Leyland

Offers Over £200,000

Ben Rose Estate Agents are delighted to bring to market this three bedroom, detached property situated in the heart of Leyland town centre. This would be a perfect home for a small family or first time buyer looking to get onto the property ladder. The property is situated in Leyland's town centre with superb local schools, supermarkets and amenities right on the doorstep. There is also fantastic travel links only a two minute walk away via the nearby Leyland train station, with direct links to Manchester and Preston, as well as the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Upon entering, you are welcomed into a bright entrance hall with open access to the staircase, seamlessly flowing into the spacious lounge. The lounge benefits from an abundance of natural light streaming through the south-facing front window, creating a warm and inviting atmosphere. A gas fireplace serves as a focal point, adding a cozy touch. From here, you have direct access to the kitchen and dining area, which features a dual aspect design, allowing light to fill the space. The modern kitchen is fitted with ample wall and base units, offering generous storage, and includes an integrated hob and oven. A door from the dining area leads directly to the garden, while additional under-stair storage provides extra practicality.

Upstairs, the home offers three well-proportioned bedrooms, all spacious enough to accommodate double beds, making them suitable for families or those in need of additional space. The large family bathroom is a standout feature, comprising a four-piece suite that includes a bathtub and a corner shower.

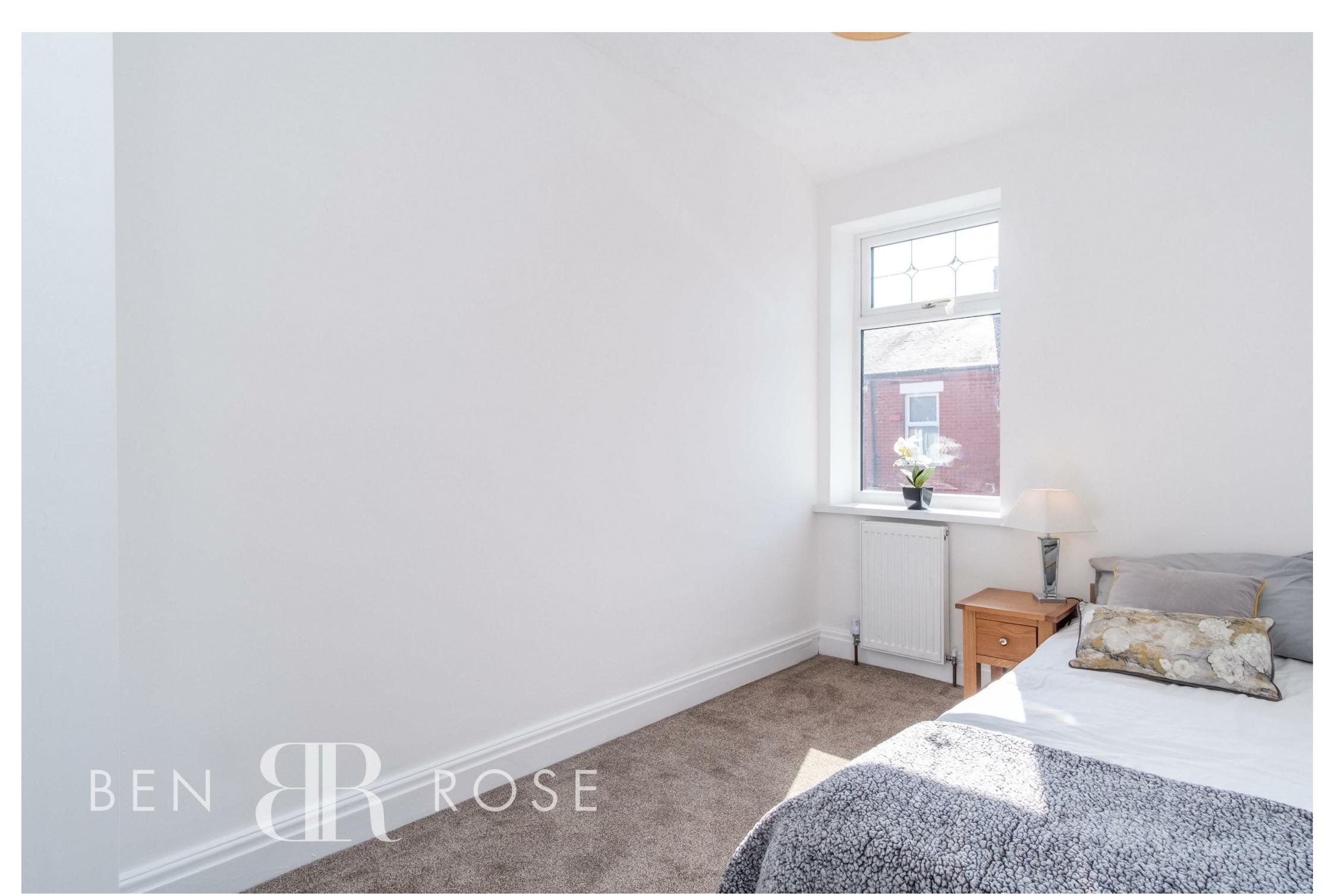
Externally, the property benefits from a good sized, fully paved garden, providing ample room for outdoor seating and storage. A side access pathway runs along the property, adding further practicality. There is a front yard with gated access and parking is available on the street, with half of the lane to the side of the home included within the plot. Additionally, recent maintenance work has been carried out, with the side and rear of the home being repointed and the roof carefully maintained, ensuring peace of mind for the new owners.











BEN & ROSE



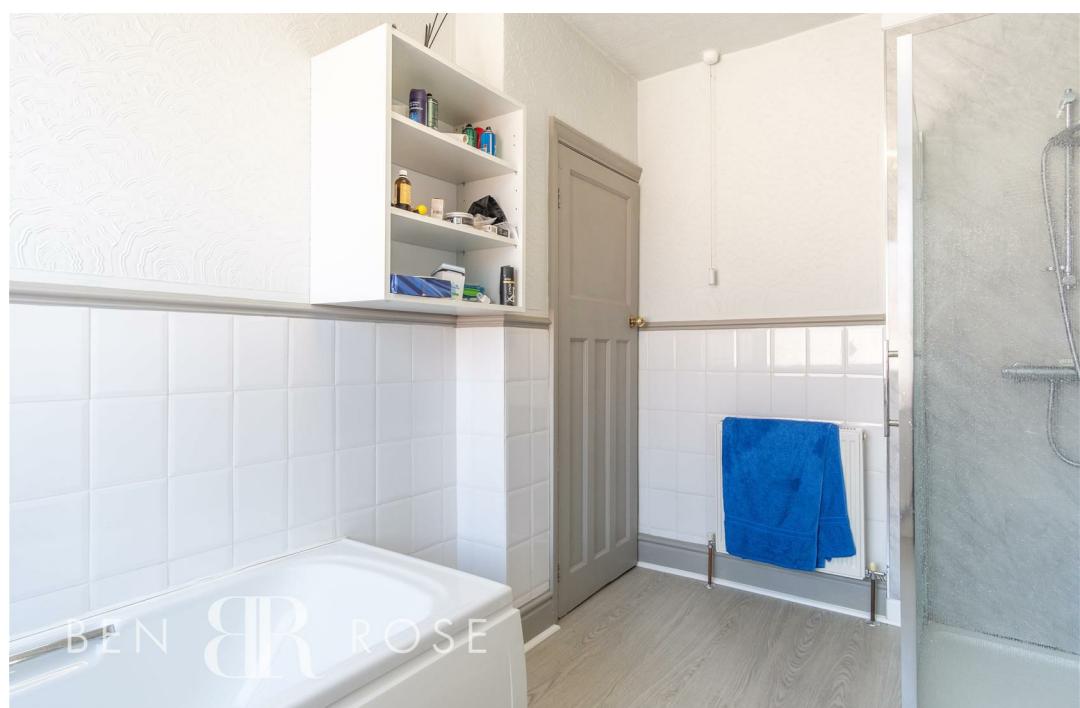
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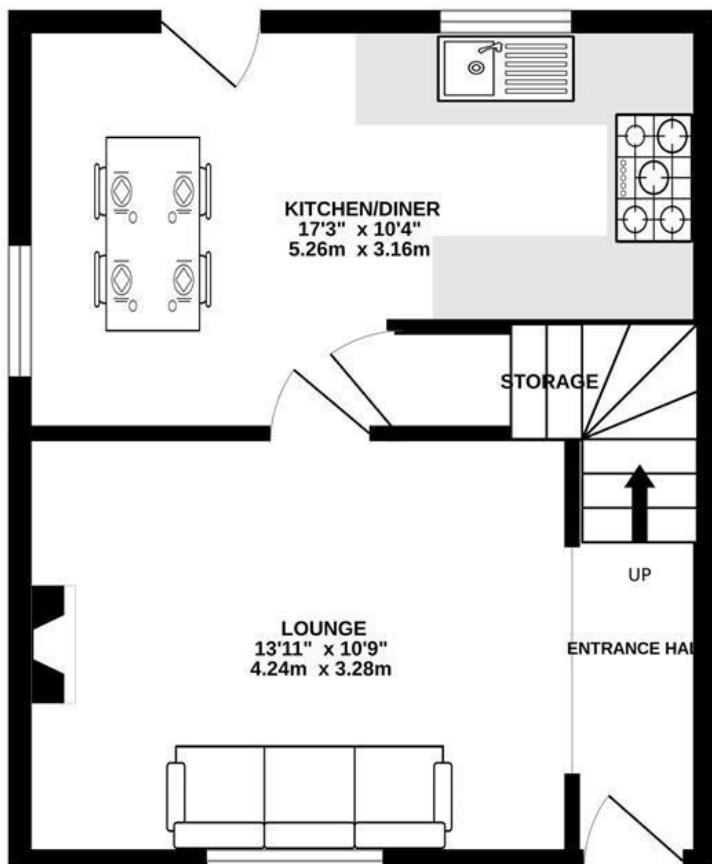
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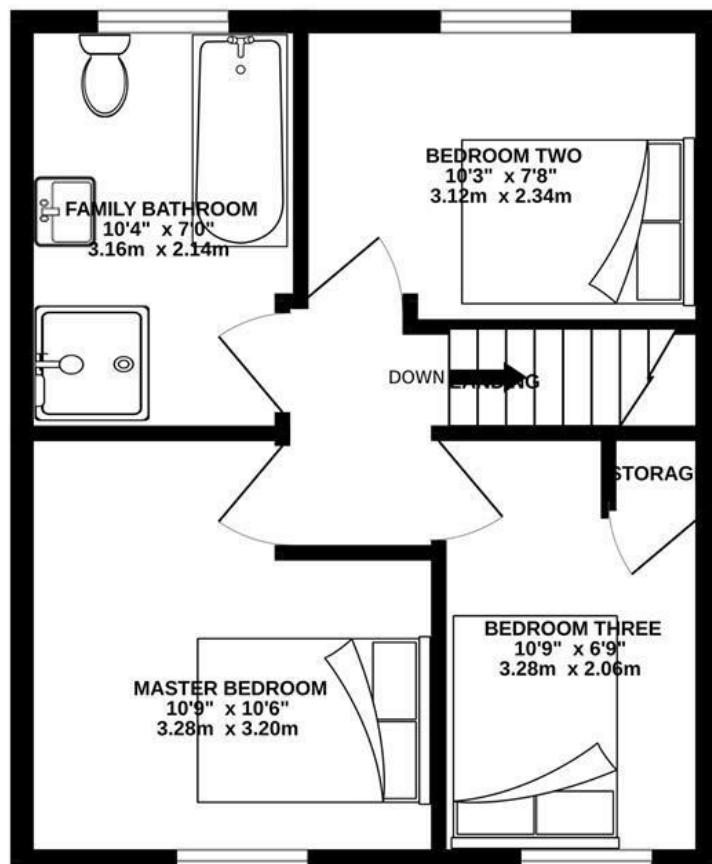
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GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.5 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		
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