



## Slater Lane, Leyland

**£140,000**

Ben Rose Estate Agents are pleased to present to market this well-presented ground floor apartment, ideally suited to couples and those seeking comfortable, low-maintenance living in the heart of Leyland. This charming home offers a practical layout with generously sized rooms throughout, making it an excellent choice for couples and those looking to downsize. Situated within a quiet residential court, the property benefits from a peaceful setting whilst still being within easy reach of a range of local amenities, including supermarkets, cafés, and leisure facilities. Leyland town centre is just a short distance away, and excellent travel links are available via nearby bus routes and Leyland train station, offering direct connections to Preston, Chorley, and beyond. The property also enjoys convenient access to the M6 and M61 motorways, making it ideal for commuters.

Entering the home, you are welcomed into an entrance hall that provides access to all rooms. The spacious lounge is positioned to the front of the property and features a large bay window that floods the room with natural light, creating a bright and inviting living space. Moving through, the kitchen offers ample worktop and storage space, with room for a dining area, making it both practical and sociable. The apartment also benefits from two well-proportioned double bedrooms, both of which include built-in storage, offering excellent functionality. Completing the ground floor is a modern family bathroom fitted with all essential fixtures.

Externally, the property is set within a quiet and well-maintained court, offering a pleasant and private environment. To the front, there is visitor parking available, ensuring convenience for guests. The property also benefits from a private garage, ideal for additional storage or secure parking, along with dedicated bin storage. To the rear, residents can enjoy a communal garden area, which features a well-kept lawn, mature flower beds, and established bushes, providing a peaceful outdoor space to relax. This attractive apartment combines comfort, convenience, and location, making it a fantastic opportunity for a range of buyers.

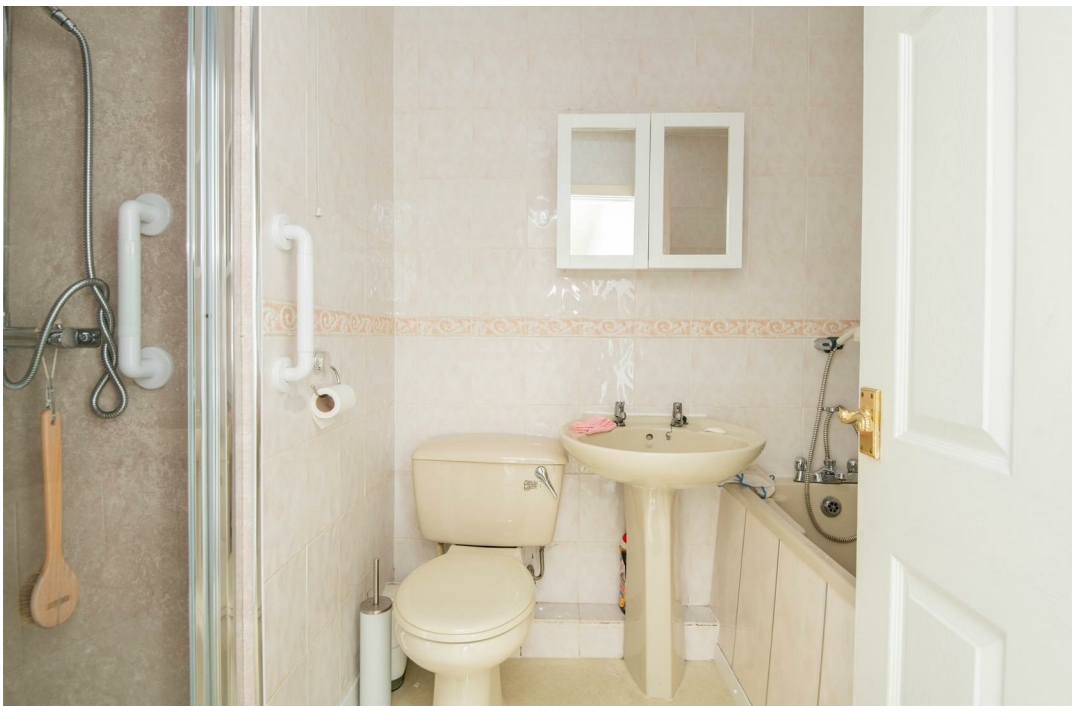




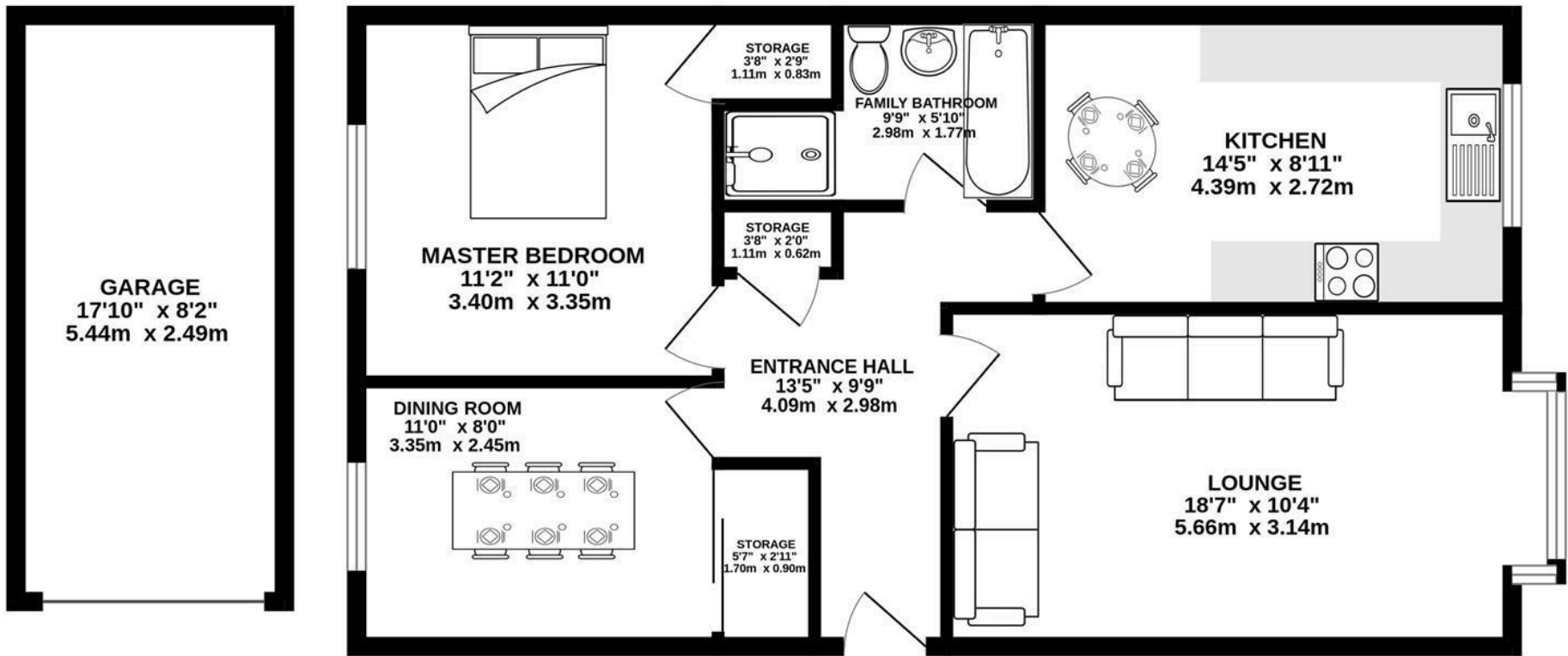








## GROUND FLOOR 829 sq.ft. (77.0 sq.m.) approx.

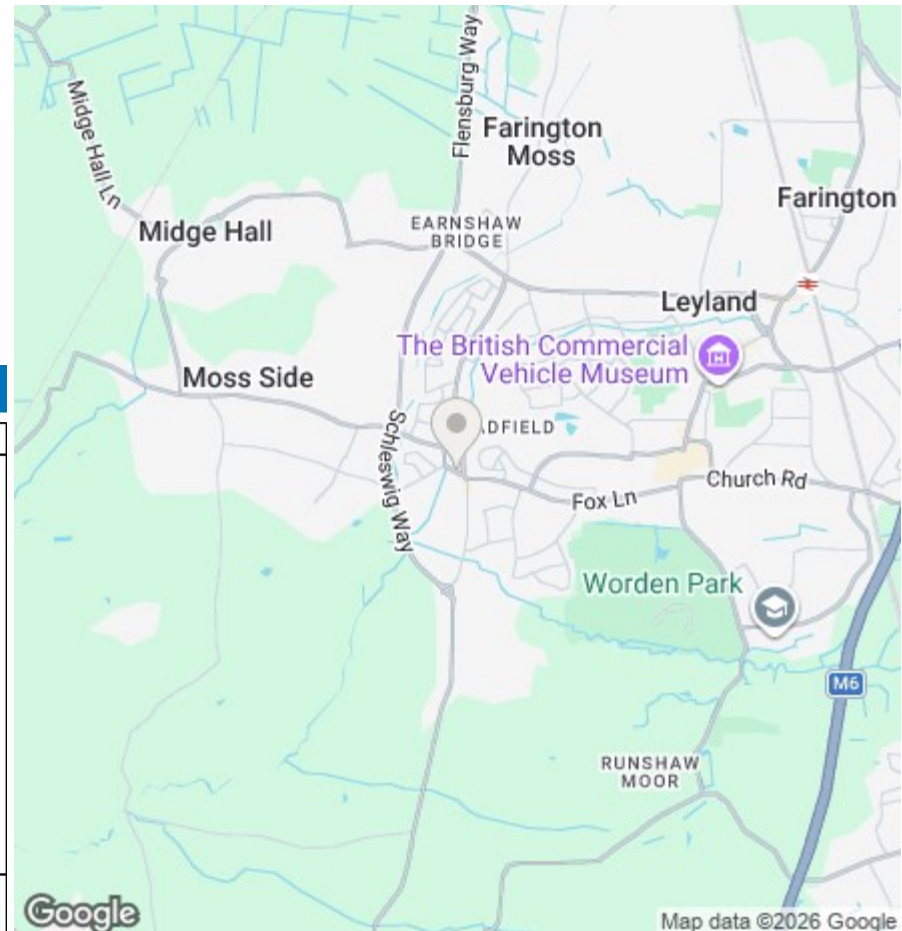


TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>73</b>	<b>75</b>
<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		