



Low Green, Leyland

Offers Over £210,000

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home, ideally suited to first time buyers or growing families looking for a property with excellent potential in a convenient Leyland location. Positioned overlooking a lovely communal green space to the front, the home enjoys a pleasant open aspect whilst remaining close to a wealth of local amenities. Leyland town centre is just a short distance away, offering a range of shops, supermarkets, cafés, and well-regarded schools, whilst the award-winning Worden Park is also nearby, providing beautiful outdoor space for walks and family days out. The property benefits from excellent travel connections, with easy access to the M6 and M65 motorways as well as Leyland train station, making commuting to Preston, Manchester, and surrounding towns simple and convenient.

Internally, the property welcomes you into a bright reception hall where access to all ground floor rooms can be found. To the front is a spacious lounge featuring a beautiful fireplace and cosy log burner, creating a warm and inviting living space perfect for relaxing evenings. Moving towards the rear of the home is the kitchen diner, offering ample space for freestanding appliances as well as room for a family dining table. The kitchen also benefits from useful understairs storage and convenient access out to the side of the property.

To the first floor, the home offers three well-proportioned bedrooms two are doubles, all providing comfortable accommodation for family living. Bedroom three benefits from fitted storage, making excellent use of the space, whilst the remaining rooms are bright and versatile. Completing the first floor is a recently renovated shower room, finished in a modern style and presented to a high standard.

Externally, the property continues to impress with a lawned front garden alongside a generous driveway offering off-road parking for up to three vehicles. The attractive communal green space to the front provides a pleasant outlook and adds to the home's overall appeal. To the rear is a two-tiered garden featuring a patio seating area, sizeable lawn, and raised decking area, creating a fantastic outdoor space for entertaining, relaxing, or enjoying with family and friends. Offering excellent value within a popular residential location, this is a wonderful opportunity to acquire a spacious and well-connected home in the heart of Leyland.







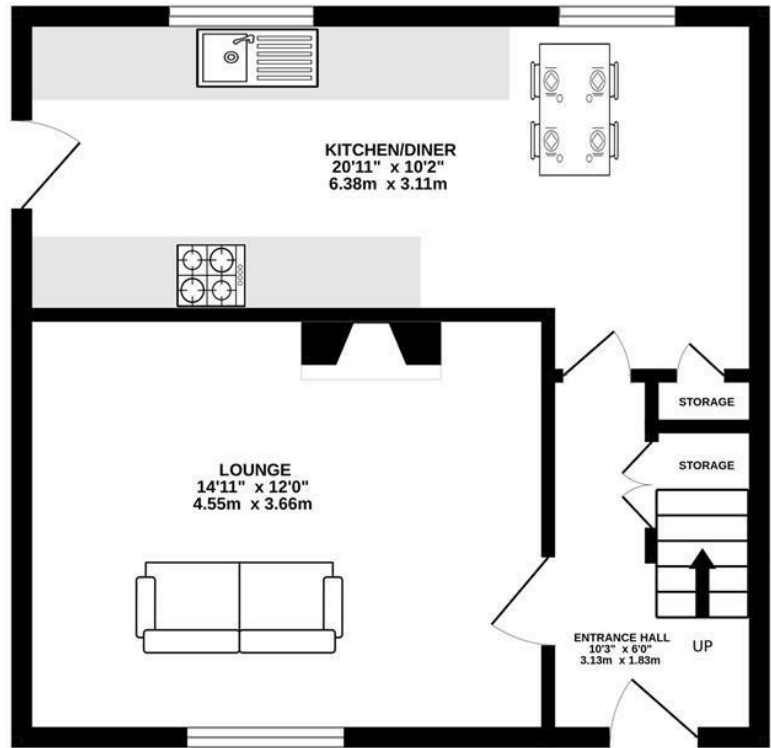




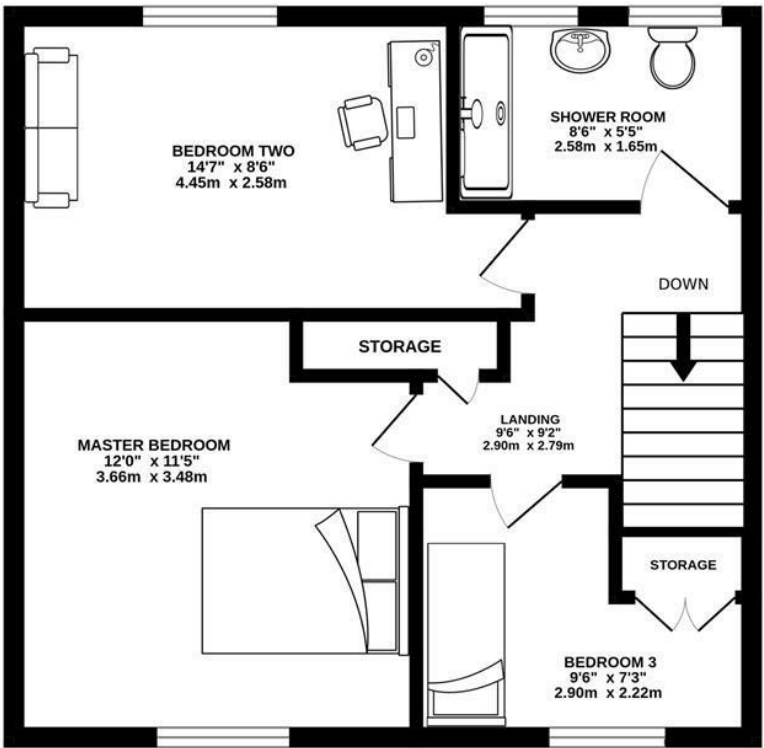


BEN ROSE

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 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) 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		
	68	75
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	

