



Sandfield Street, Leyland

Offers Over £150,000

Ben Rose Estate Agents proudly presents this delightful three-bedroom mid-terrace home, ideally situated in the heart of Leyland. This charming 1930s property offers a harmonious balance of modern living and original character, with easy access to a wealth of local restaurants, shops, and everyday amenities. Perfectly positioned for commuters, it boasts excellent transport links, with the train station just a short walk away and quick access to both the M6 and M61 motorways.

Step through the gated front entrance into a welcoming hallway, which leads directly into a spacious lounge. The living room is filled with natural light from its south-facing bay window and has been fully replastered and damp-proofed, offering a warm, inviting atmosphere. From here, you're drawn into the generously sized kitchen/diner, ideal for both everyday living and entertaining. The modern kitchen, newly fitted in May 2021, features ample wall and base units, waterproof laminate flooring, new light fittings, and includes integrated appliances such as a fridge freezer and dishwasher. Just off the kitchen, a practical utility/pantry room offers additional storage beneath the stairs. Access to the yard can be found off the kitchen.

Upstairs, the property offers three well-proportioned bedrooms and a stylish, fully refitted three-piece family bathroom, also completed in 2021, and comprising an over the bath pressure shower. The master bedroom was redecorated as recently as August 2024 and benefits from modern conveniences such as USB sockets by the bedside. The second bedroom includes a cupboard housing the four-year-old combi boiler, and behind the bookcase lies an original fireplace, a lovely nod to the home's history. The third bedroom currently serves as a home office, spacious enough to accommodate a single bed if desired, with a desk available by request.

The attic, already fitted with lighting, offers potential for a mini conversion, adding further versatility to this already impressive home.

Externally, the property features a large, low-maintenance rear yard with paved and artificial lawn sections, ideal for relaxing or entertaining. Gated access leads to the rear lane, and there are two useful outbuildings – one currently serving as an outdoor WC and the other for general storage. On-road parking is available to the front of the house.

Having undergone a comprehensive refurbishment between November 2020 and May 2021, this home has been rewired and re-plumbed throughout, with a new boiler, electrics, and plumbing all less than five years old. Smart meters for both gas and electricity were installed in 2024, and the current energy provider is Octopus Energy. An internal fire alarm system is also in place for added peace of mind.

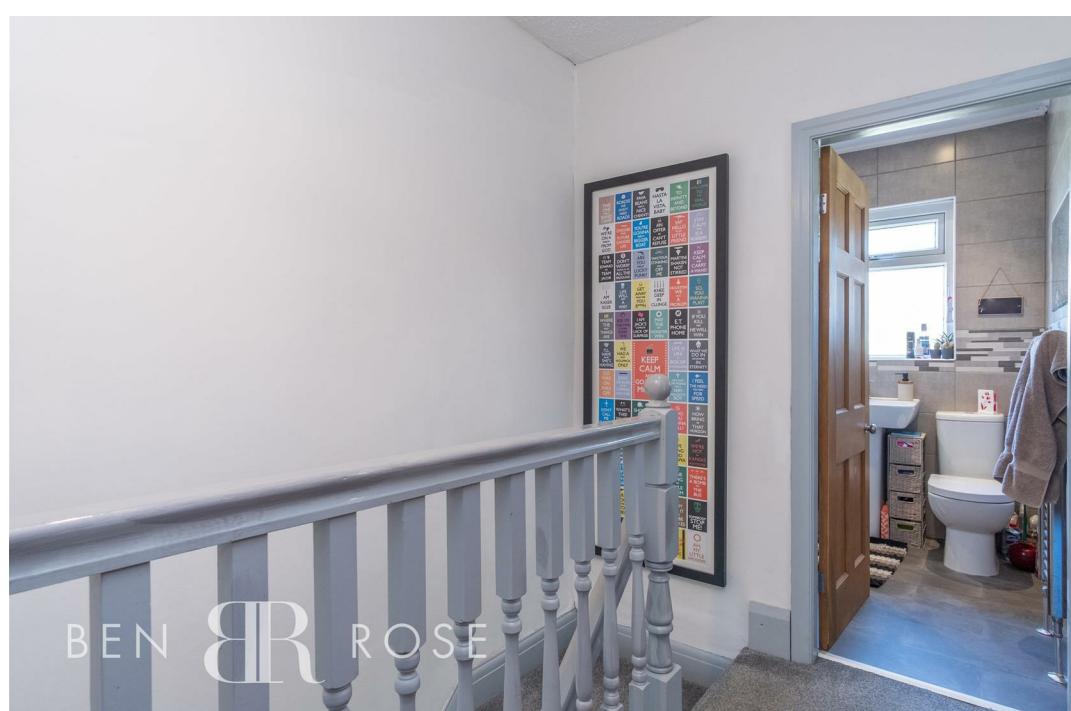
This beautifully presented property is ideal for first-time buyers seeking a stylish, move-in-ready home in a superb location. Viewings are highly recommended to fully appreciate all that this wonderful residence has to offer—schedule yours today to avoid disappointment.

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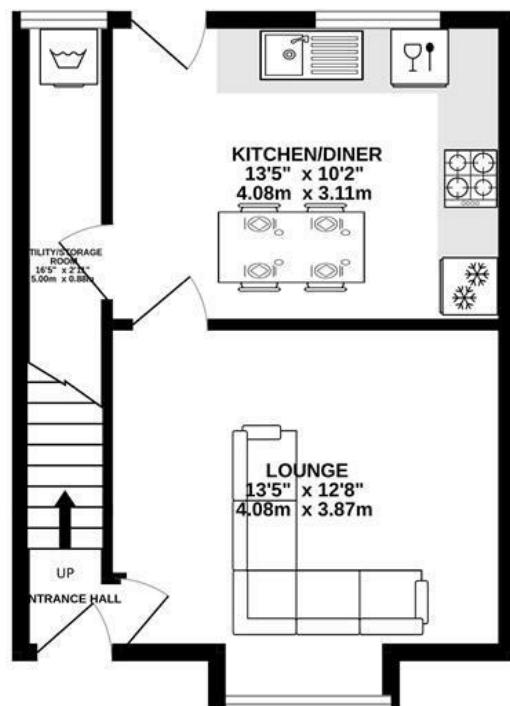
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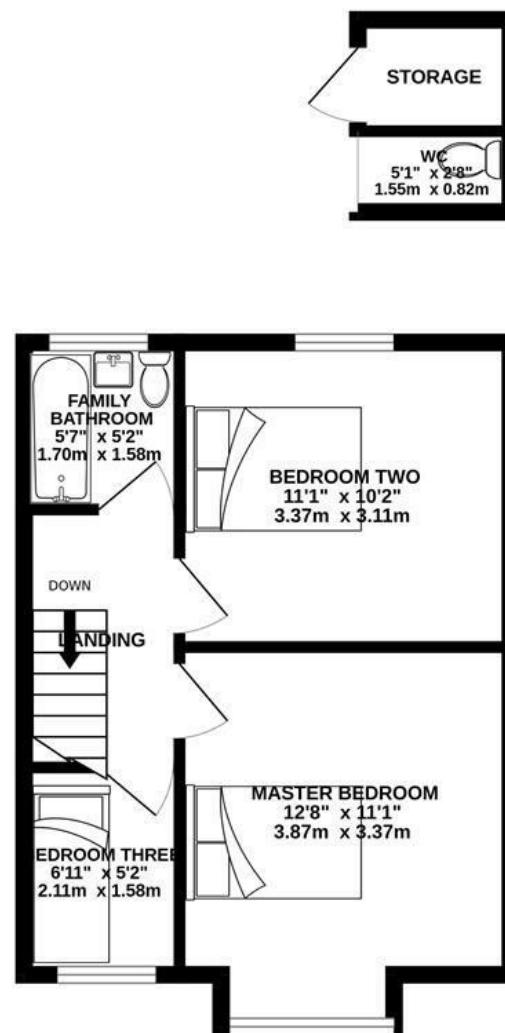
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GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.

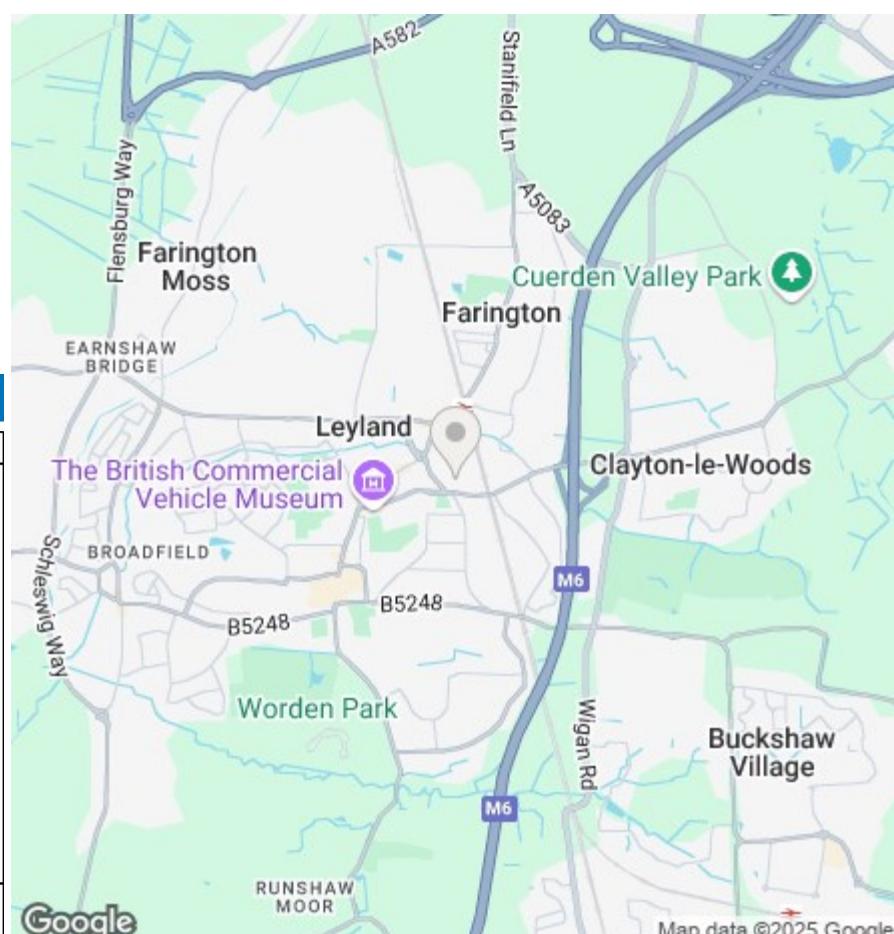


TOTAL FLOOR AREA : 741 sq.ft. (68.8 sq.m.) approx.

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 general guidance 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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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 (CO₂) 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	