



Moss Lane, Leyland

Offers In Excess Of £265,000

Ben Rose Estate Agents are pleased to present to market this stunning three-bedroom mid-terrace home, situated in a popular and well-established area of Leyland. Beautifully presented throughout, this characterful home combines period charm with stylish modern finishes, creating an inviting living space that is sure to appeal to first-time buyers looking for something truly special. The property boasts high ceilings, unique décor and an abundance of original character features, all finished to an exceptional standard. Conveniently positioned, the home enjoys easy access to Leyland town centre, where you'll find a wide range of shops, supermarkets, cafés and leisure facilities. Excellent travel links are close by, including regular bus routes, easy access to the M6, M61 and M65 motorways, and is within walking distance to Leyland Railway Station, providing direct links to Preston, Manchester and beyond. The property is also within easy reach of Preston and other neighbouring Lancashire towns, making it ideal for commuters.

Stepping through the vestibule entrance, you are welcomed into an impressive reception hall, where the staircase sits directly ahead and immediately showcases the property's distinctive style and character. To the front of the home is the cozy lounge, featuring a beautiful fireplace complete with a multi-fuel burner, creating a warm and inviting focal point. The tall ceilings further enhance the sense of space and light. Continuing through, you'll find the generous dining room, which offers ample space for a large family dining table and benefits from substantial integrated storage cupboards. A second fireplace with a multi-fuel burner adds further charm, while access can be found from here to both the rear yard and the kitchen. Positioned at the rear, the stunning kitchen has been thoughtfully designed with a range of integrated appliances alongside plentiful worktop and storage space, making it both practical and stylish for everyday living.

The first floor is equally impressive, centered around a stunning gallery landing that adds to the home's unique character. All three bedrooms have been individually styled and beautifully decorated, creating comfortable and attractive spaces throughout. The spacious master bedroom benefits from integrated wardrobes, providing excellent storage. Completing the accommodation are two boutique-style bathrooms, comprising a separate shower room and a family bathroom. Both are fitted with three-piece suites and have been finished to a high standard, offering a luxurious feel rarely found in properties of this type.

Externally, the property benefits from a driveway to the front providing off-road parking for up to two vehicles. To the rear is a private and low-maintenance yard, offering an attractive outdoor space to relax and unwind while enjoying views towards the nearby St Ambrose Church. The rear also provides access to a useful outbuilding adjoining the property, ideal for additional storage. Combining beautiful presentation, period character and a highly convenient location, this exceptional home presents a fantastic opportunity for first-time buyers seeking a move-in-ready property in the heart of Leyland.















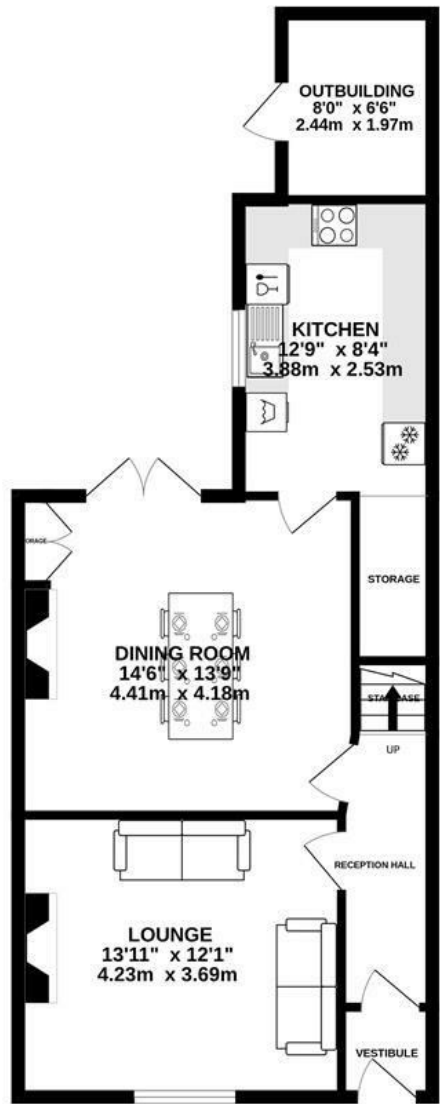






BEN ROSE

GROUND FLOOR
603 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 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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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		
England & Wales	EU Directive 2002/91/EC	

