BEN ROSE



Melton Place, Leyland — £160,000

Ben Rose Estate Agents are pleased to present this charming two-bedroom semi-detached property, ideally located in the desirable area of Leyland. Nestled within a quiet cul-de-sac, this home offers close proximity to excellent local schools, shops, and amenities. It also benefits from superb travel connections, with a nearby train station and convenient access to the M6 and M61 motorways. Early viewing is highly recommended to avoid potential disappointment.

The property briefly comprises a welcoming entrance hallway that provides access to both the lounge and kitchen. The kitchen, located at the front of the home, features an integrated oven and hob, along with additional space for freestanding appliances. The spacious lounge includes an open staircase leading to the upper level and sliding patio doors that open out to the garden.

Moving upstairs, you will find two well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. A modern three-piece shower room completes this level.

Externally, the home boasts a well-maintained lawned garden at the front, along with a driveway to the side providing off-road parking for multiple vehicles. At the rear, there is a generously sized garden featuring a laid lawn, flagged patio, and a convenient storage shed. The garden extends beyond the far hedge, offering additional outdoor space for those looking to extend the garden or create a secluded retreat.





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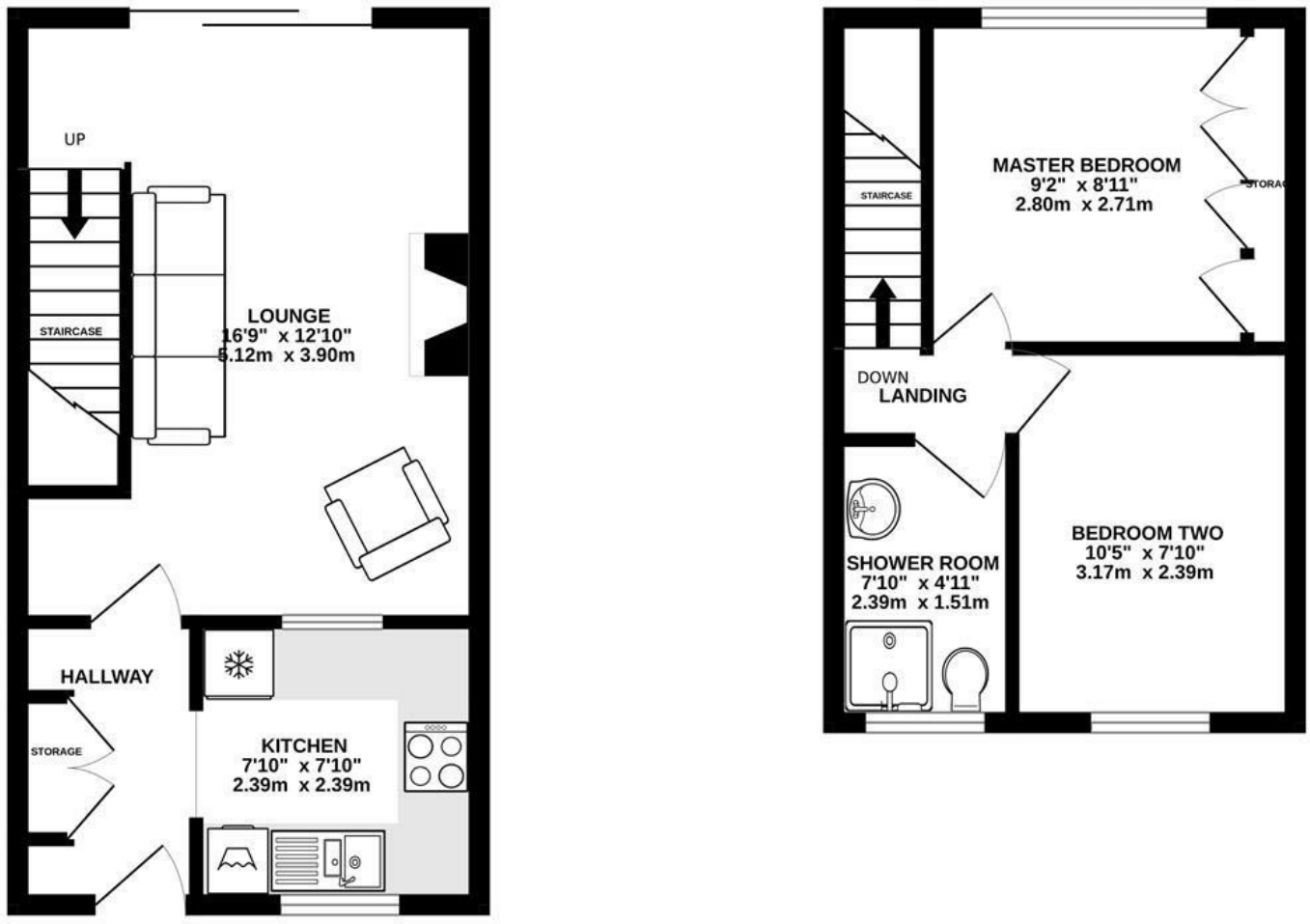
GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.

1ST FLOOR
250 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (52.0 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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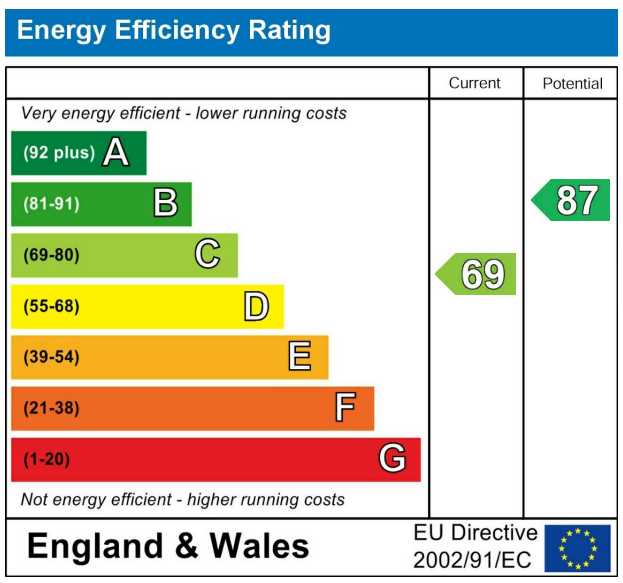

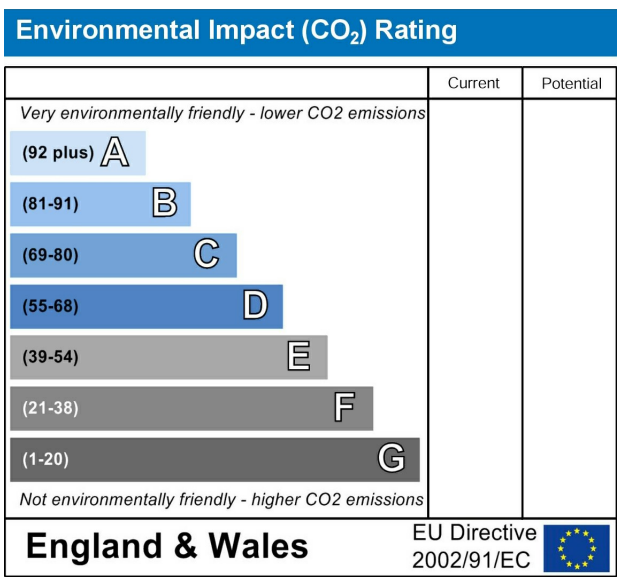

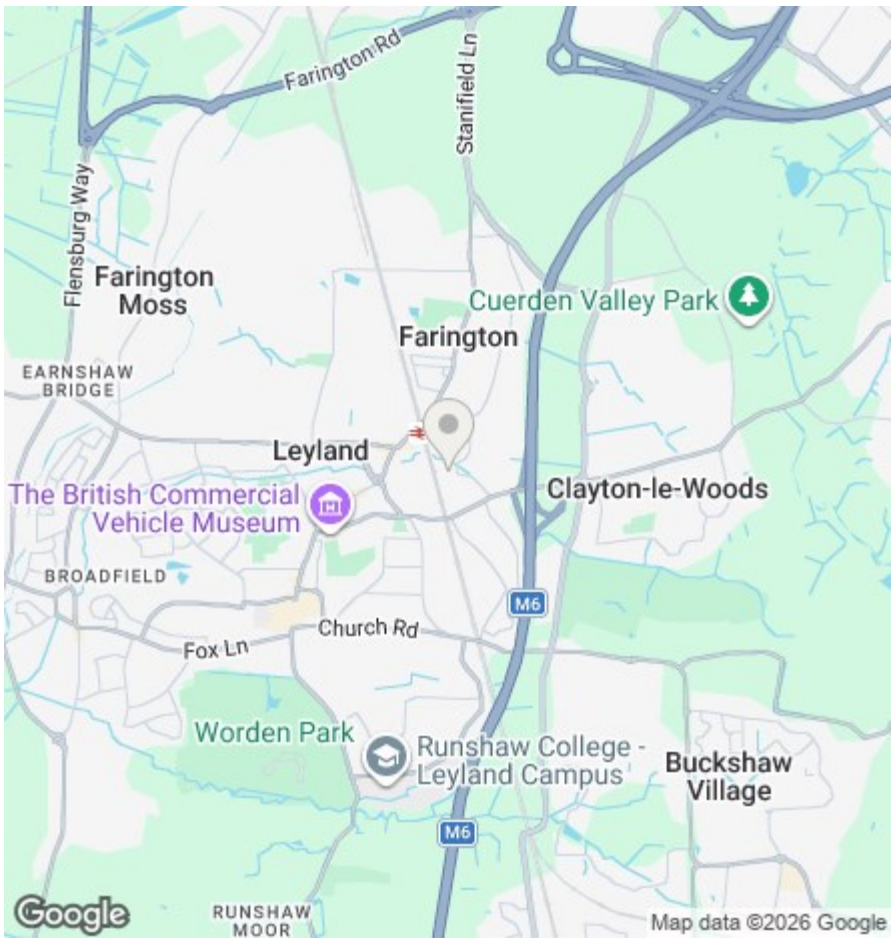

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