BEN ROSE



Fox Lane, Leyland **Offers Over £250,000**

Ben Rose Estate Agents are pleased to present to market this beautifully decorated mid terrace home, offering spacious and stylish living accommodation in a sought after area of Leyland. This attractive character property benefits from high ceilings and an impressive extension, creating a bright and versatile living space ideal for families and couples alike. Conveniently located close to Leyland town centre, residents can enjoy a wide range of shops, bars, restaurants, pubs and well regarded schools. Excellent transport links are also nearby, including rail services from Leyland railway station with direct routes to Preston, Manchester and Liverpool. Regular bus routes connect Leyland with Preston and Chorley, while the M6, M61 and M65 motorways provide convenient travel across the region.

Entering the home, you are welcomed the entrance hall that leads into the impressive open plan living space. The lounge area is positioned to the front and features a charming fireplace with an electric wood burner style fire, creating a cosy focal point. A convenient WC is located beneath the stairs just off the lounge. Moving through the property, the space opens into the extended kitchen and dining area at the rear, offering an ideal setting for both family life and entertaining. The modern fitted kitchen includes integrated appliances such as a fridge/freezer, dishwasher and oven, while a Velux window and French doors allow natural light to flood the space and provide direct access to the garden. A useful storage room, plumbed for a washing machine, adds practicality.

To the first floor, the property offers three bedrooms including a generous master double and a second comfortable double bedroom. A third single bedroom provides flexibility for use as a nursery, study or home office. Completing the floor is a modern three piece shower room finished to a contemporary standard.

Externally, the property benefits from street parking to the front, with additional off road parking for two vehicles located to the rear. The private south facing rear garden features a paved patio area, lawn and a useful shed, along with gated access to the parking spaces. This beautifully presented home combines character, space and modern living in a highly convenient location.





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MARCH


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Carte de
PARIS







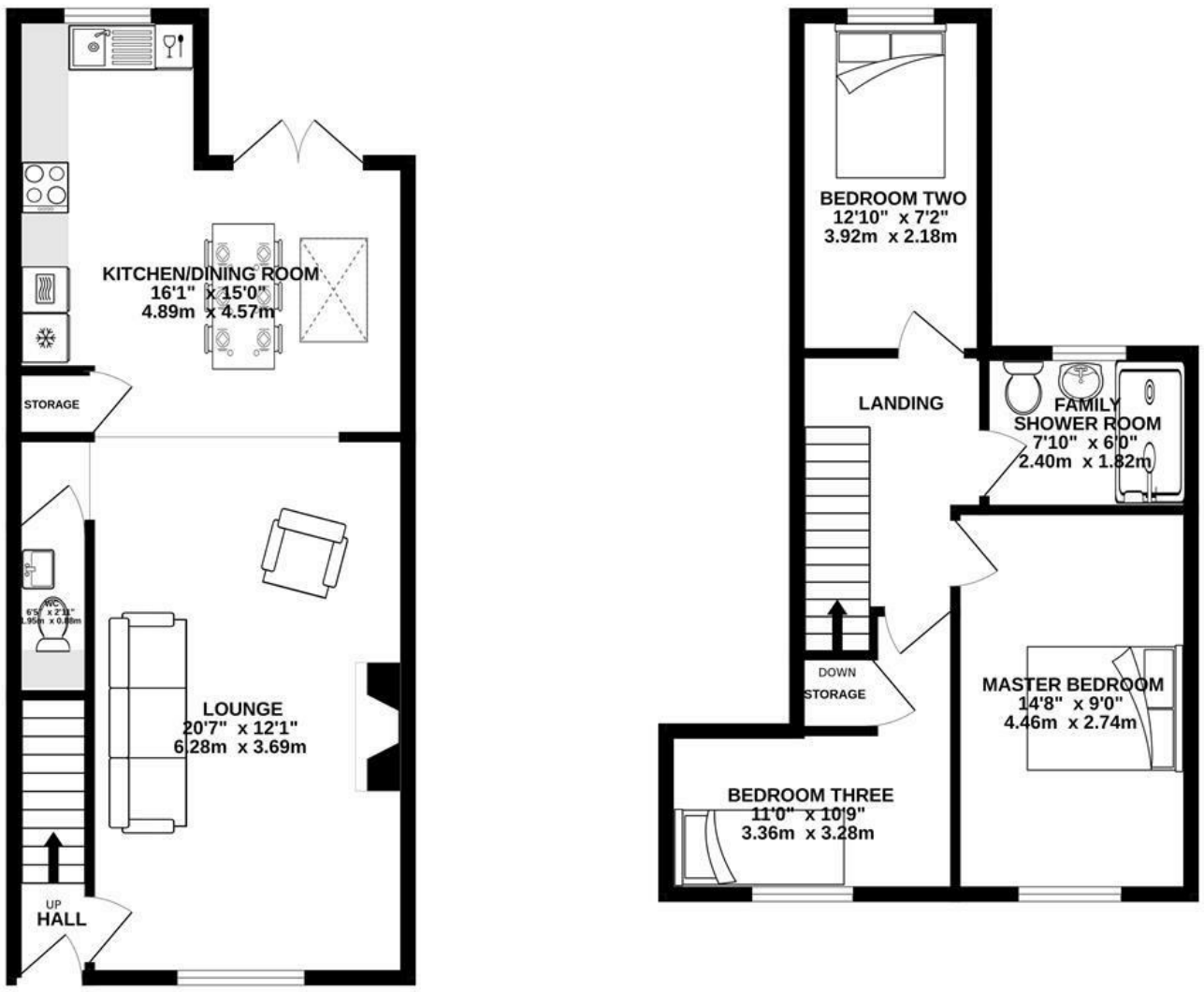


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GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.

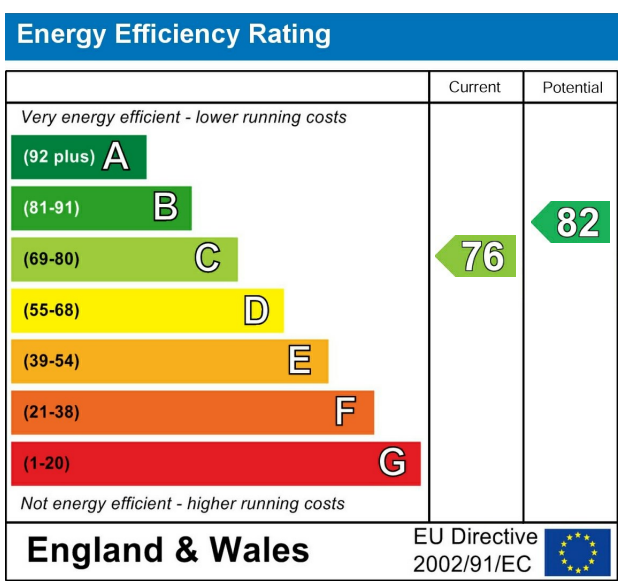
1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.

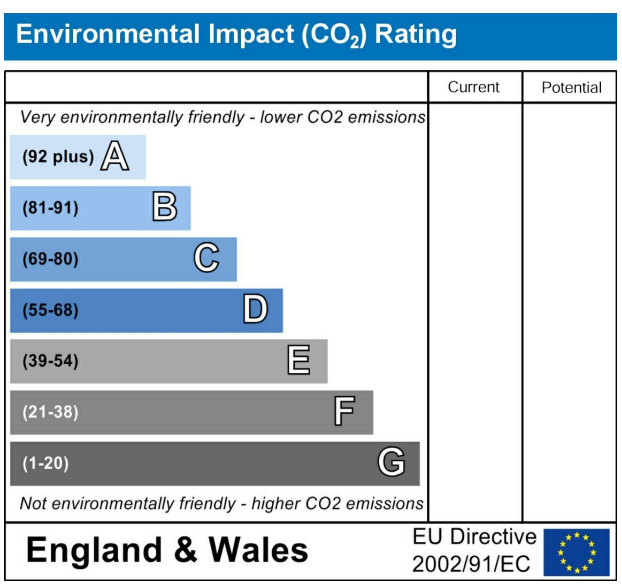


TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.

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.







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