BEN ROSE



Railway Street, Leyland **Offers Over £130,000**

Ben Rose Estate Agents are pleased to present to the market this well-presented two-bedroom mid-terraced home, located in a much sought-after residential area of Leyland. The property is within easy commuting distance of major North West towns and cities via the nearby M6 and M61 motorways, while also benefiting from excellent local schools, amenities, and access to the beautiful Lancashire countryside.

Internally, the property briefly comprises an entrance hall leading into the spacious front lounge, which features an original fireplace, adding character and charm to the room. From here, you will enter the open-plan kitchen/diner. The modern fitted kitchen offers ample storage and includes an integrated oven, American-style fridge/freezer, and additional space for freestanding appliances. A particular feature of the kitchen is the sink, which is uniquely positioned within the bay window overlooking the rear yard. The dining area provides ample space for a family dining table and benefits from convenient understairs storage, along with access to the rear garden.

Moving upstairs, you will find two generously sized bedrooms, both of which can comfortably accommodate double beds and benefit from traditional fireplaces. The master bedroom also features fitted wardrobes. Completing this level is a three-piece family bathroom with an over-the-bath shower.

Externally, there is on-street parking available to the front of the property. To the rear is a good-sized loose stone yard, accessed via a central ginnel and secured by gated access.

Early viewing is highly recommended to avoid disappointment.

































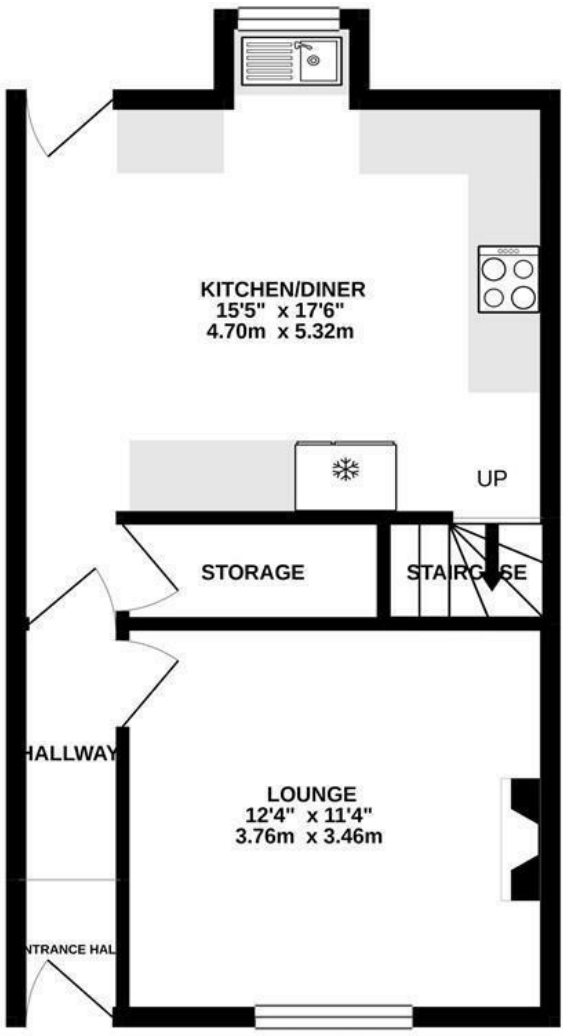


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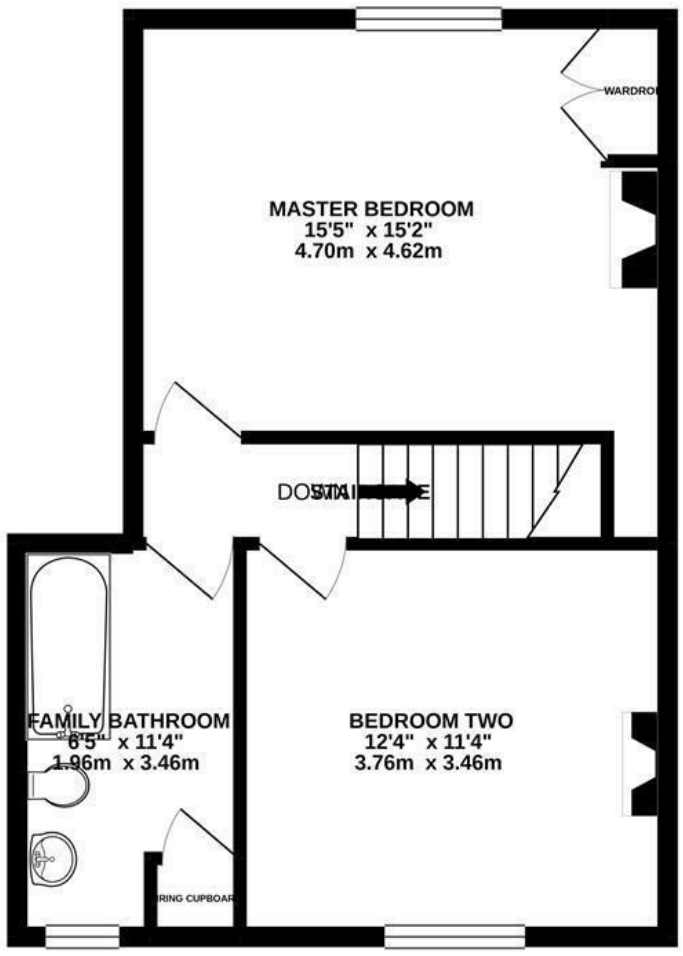
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GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



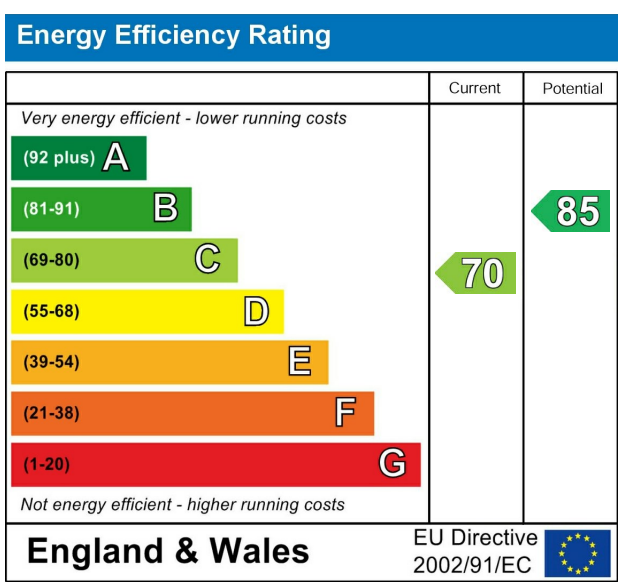
1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.

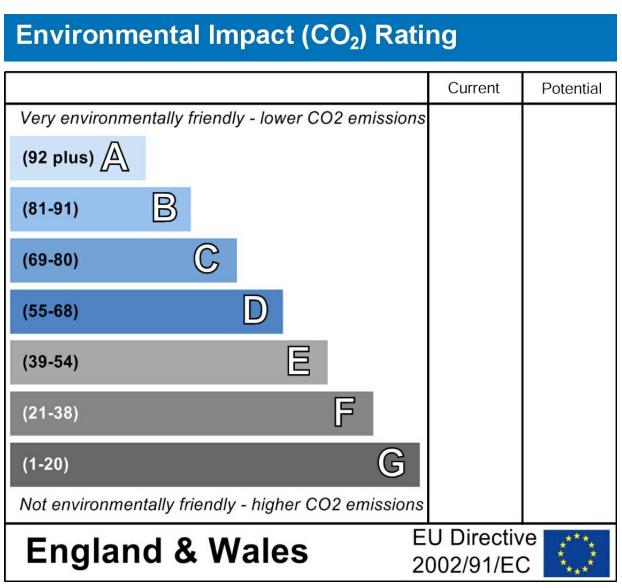


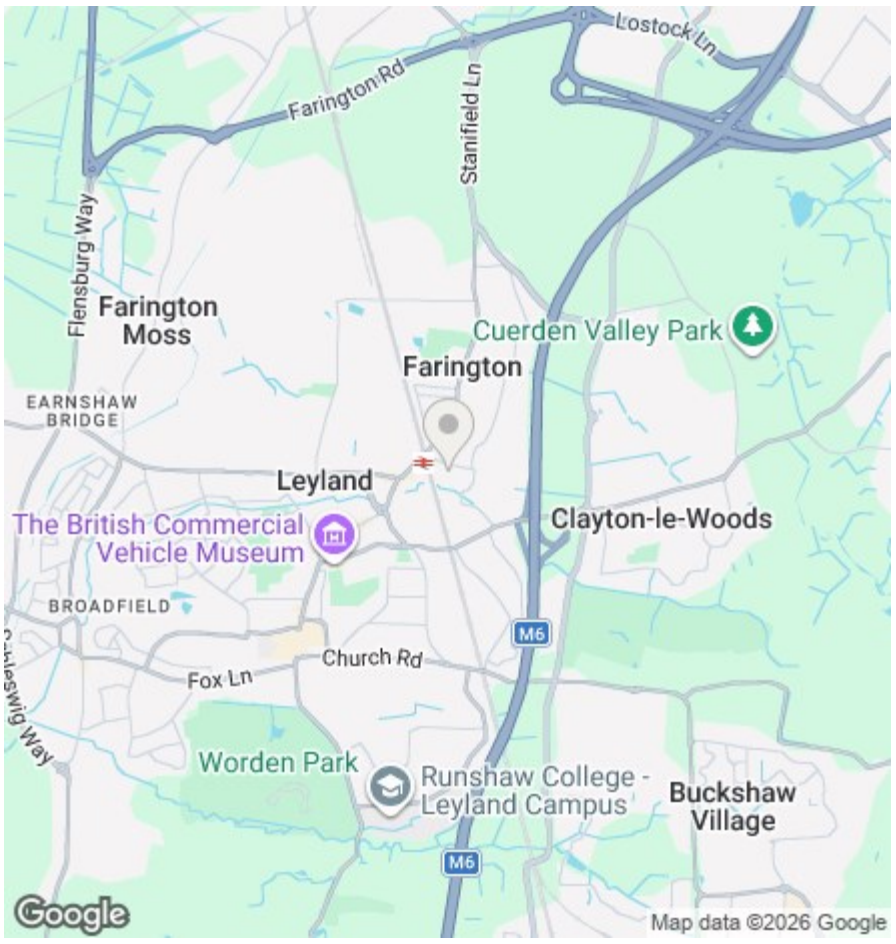
TOTAL FLOOR AREA : 852 sq.ft. (79.2 sq.m.) approx.

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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