



## School Lane, Leyland

**Offers Over £160,000**

Ben Rose Estate Agents are pleased to present to market this charming three bedroom mid-terrace home, offering a wonderful blend of traditional character and modern updates, ideal for first time buyers looking to step onto the property ladder. Newly decorated throughout and retaining a host of original features, this inviting home is ready to move straight into. Situated in the heart of Leyland, the property is just a short walk from the town centre, providing easy access to a wide range of shops, supermarkets, cafés and local schools. Leyland Train Station is nearby, offering direct links to Preston, Manchester and beyond, while excellent bus routes serve the surrounding areas. For commuters, the M6, M61 and M65 motorways are all easily accessible, making travel across Lancashire and the North West straightforward.

Entering the property through the new front door, you step into a welcoming vestibule featuring the original tiled walls and flooring, which immediately sets the tone for the home's character. This opens into the reception hall, where the staircase rises to the first floor. To the front of the property is a spacious lounge, filled with natural light from the large front-facing window and centred around a stunning feature fireplace that creates a cosy yet elegant living space. Moving through, the separate dining room is also generously proportioned and benefits from its own beautiful fireplace with a log burner installed, alongside integrated storage and ample space for a family dining table or additional seating. To the rear, the kitchen is fitted with a newly installed oven, hob and fridge/freezer and provides direct access out to the rear yard, making it both practical and convenient.

The first floor opens onto a gallery-style landing, leading to three well-proportioned bedrooms. The main bedroom and second bedroom both retain their original fireplaces, offering attractive focal points and reinforcing the home's period charm. The third bedroom is ideal for a child's room, home office or guest space. Completing this floor is the four-piece family bathroom, comprising a separate bath and shower, providing both comfort and flexibility for modern living.

Externally, the property benefits from permitted on-road parking and enjoys a highly convenient position just a few strides from Leyland town centre. To the rear, there is a private enclosed yard with a seating area, perfect for relaxing or entertaining, along with access to the ginnel behind the row of houses. Further benefits include double glazed windows throughout and new front and back doors.

Combining traditional features, tasteful modern updates and a superb central location, this delightful home presents an excellent opportunity for first time buyers seeking character, convenience and value in equal measure.













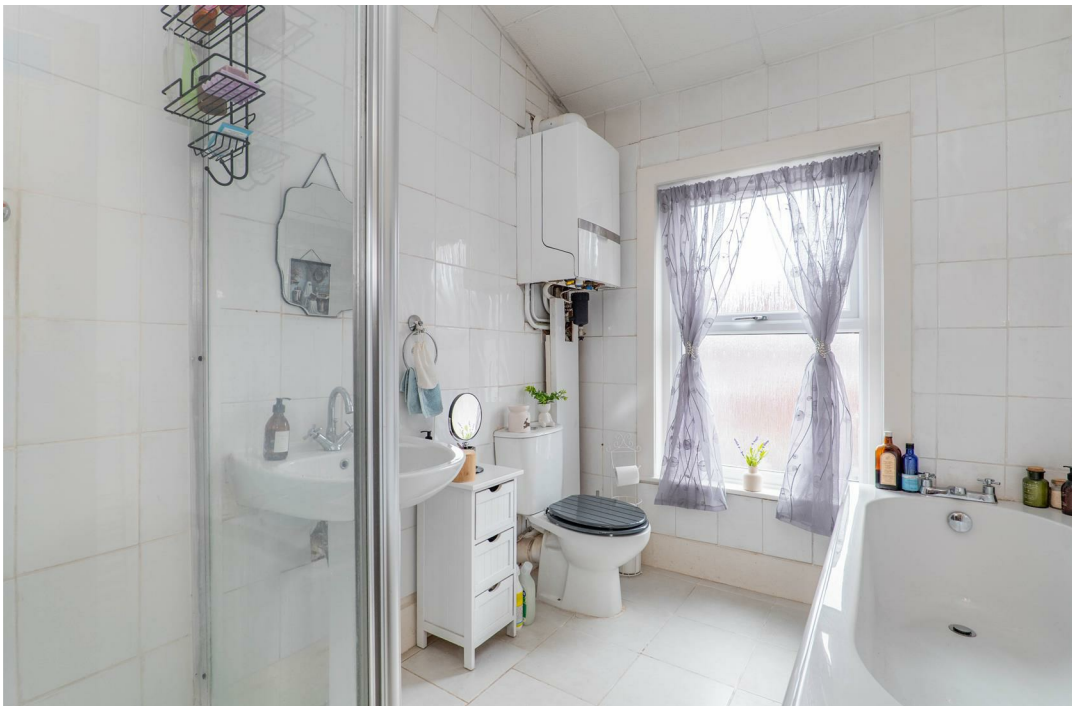








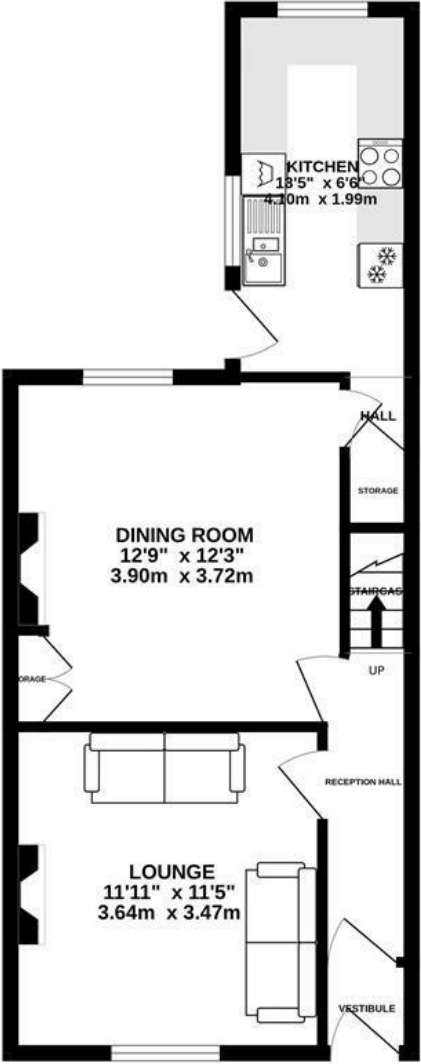




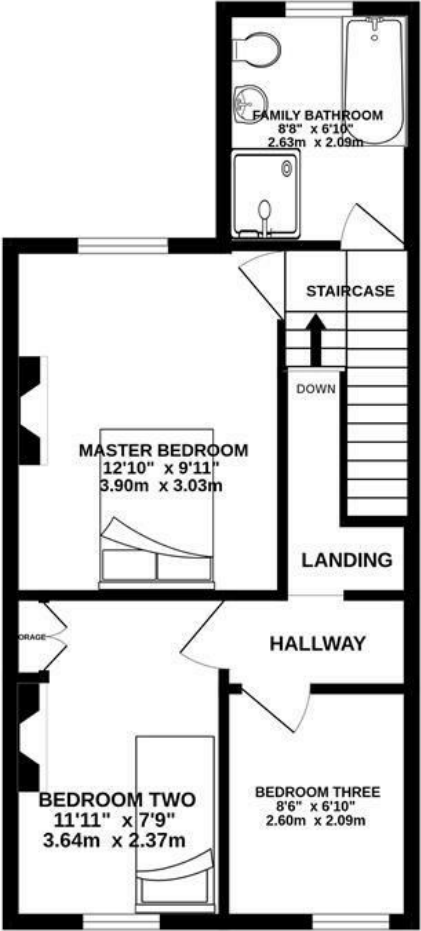


# BEN ROSE

GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.5 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.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

