



## **Bannister Drive, Leyland**

**Offers Over £140,000**

Ben Rose Estate Agents are pleased to present to market this NO CHAIN, three-bedroom, semi-detached property situated across from St John's Green in Leyland. In need of some modernization, this home offers a great opportunity for a project. Its convenient location provides easy access to Leyland Town Centre, boasting excellent local supermarkets, restaurants, and amenities. Superb travel links are also available via local bus routes, Leyland train station, and the M6, M61, and M65 motorways.

Walking through the entrance hall, you'll find the staircase leading to the first floor. The spacious front lounge welcomes you with a feature fireplace and a bay fronted window, offering ample natural light. The open-plan kitchen and dining room provide a perfect space for family gatherings, with access to convenient under stair storage. Additionally, a utility room leads through to a shower room and the garden, enhancing practicality and functionality.

Ascending to the first floor, you'll discover three bedrooms, each offering comfortable living space. The master bedroom features a bay fronted window, adding charm to the room.

Externally, the property offers space for on-road parking to the front. The rear garden boasts a generous size, featuring mature trees that provide added privacy. A delightful Koi pond adds a touch of character to the outdoor space, creating a serene space for relaxation and enjoyment.

In summary, this semi-detached property presents an excellent opportunity for those seeking a project home in a convenient location, with ample amenities and travel links nearby.





















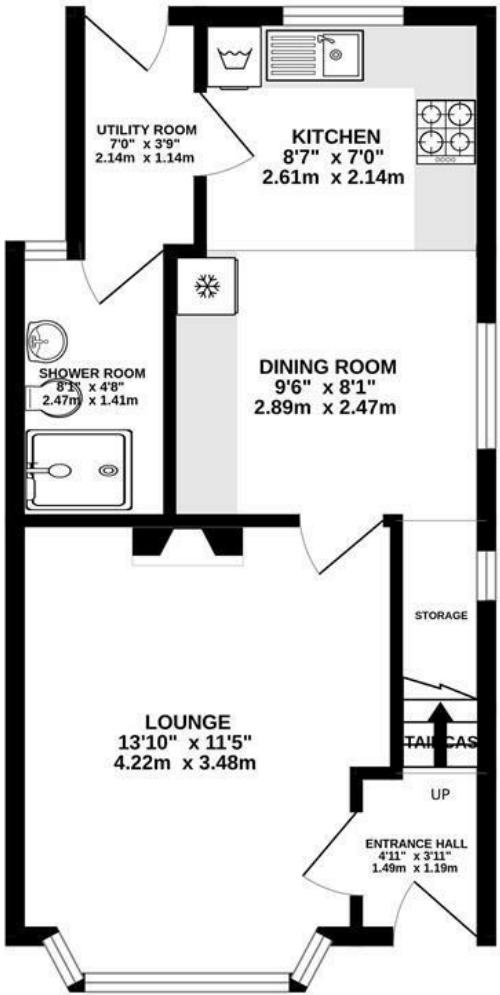




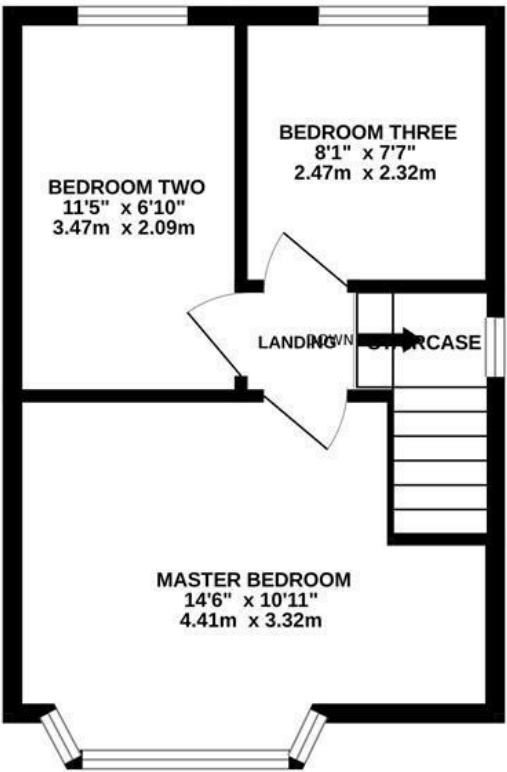


# BEN ROSE

GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.7 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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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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	