



## Moss Lane, Leyland

**Offers Over £90,000**

Ben Rose Estate Agents are pleased to present to market this well-presented ground floor apartment, ideally suited to couples and buyers aged 55 and over seeking comfortable, low-maintenance living in a highly convenient location. Situated within a sought-after area of Leyland, the property is perfectly positioned within walking distance of Leyland town centre, offering an excellent range of local shops, cafés, bars, restaurants, pubs and essential amenities. Strong transport links are close by, including Leyland rail station with direct services to Preston, Manchester and Liverpool, along with reliable bus routes to Preston and Chorley. The M6, M61 and M65 motorway networks are also easily accessible, making this an ideal base for commuters and those visiting surrounding towns.

Entering the apartment, you are welcomed into a central entrance hall which provides access to all rooms. The spacious lounge/dining room offers a comfortable and versatile living space, ideal for relaxing or entertaining, with plenty of room for both seating and dining furniture. Adjacent is the fitted kitchen, which is thoughtfully arranged with ample storage and worktop space, making it well suited for everyday use.

The accommodation is completed by a generous double master bedroom, offering a calm and comfortable retreat with space for freestanding furniture. The three-piece shower room is finished to a modern standard and features a walk-in shower, wash basin and WC, providing a practical and well-presented space for daily routines.

Externally, the property benefits from an allocated parking space for one vehicle, offering added convenience and peace of mind. With its excellent location, well-proportioned layout and easy access to amenities and transport links, this apartment represents an ideal opportunity for those looking to step onto the property ladder or downsize into a manageable and well-connected home.



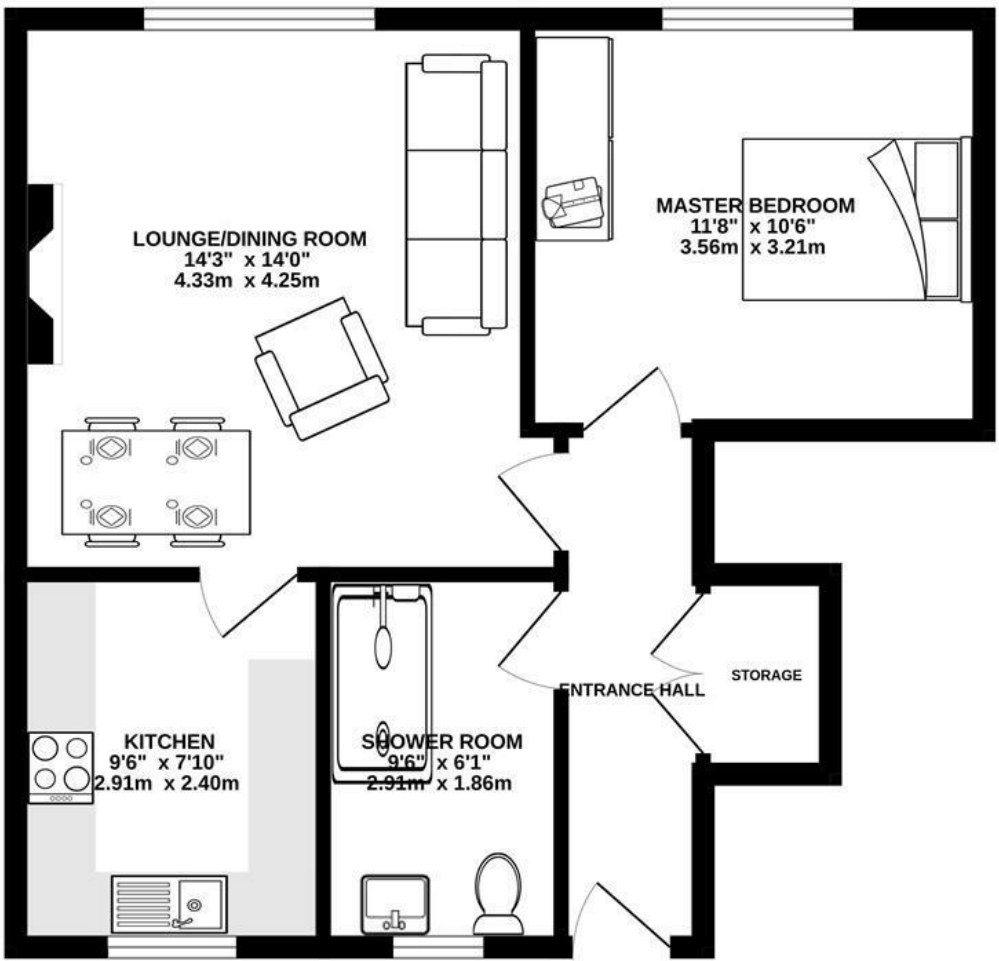









GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 506 sq.ft. (47.0 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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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		
	57	71
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 