BEN ROSE



Lancaster Lane, Leyland

O.I.R.O £375,000

Ben Rose Estate Agents are pleased to present to market this spacious four-bedroom detached family home, situated within a sought-after residential area of Leyland. Offering generously proportioned living accommodation throughout, this property presents an exciting opportunity for buyers seeking a fantastic modernisation or renovation project with the potential to create a truly impressive long-term family home. Ideally located, the property benefits from close proximity to a range of local amenities including well-regarded schools, supermarkets, cafés and leisure facilities, whilst excellent travel links can be found nearby via Leyland train station, regular bus routes and easy access to the M6, M61 and M65 motorways. Preston city centre, Chorley and surrounding Lancashire towns are all within convenient reach, making this an ideal location for commuters and growing families alike.

Entering the home, you are welcomed into the entrance hall which provides access to the first floor staircase along with a convenient ground floor WC and internal access to the integral garage. To the front of the property sits the expansive lounge, a bright and inviting space featuring a charming bay window and central fireplace, creating a warm and comfortable atmosphere. French doors open through into the dining room, offering an excellent layout for both everyday family living and entertaining guests. Completing the ground floor is the generously sized kitchen with ample space and cabinetry whilst offering excellent potential for further improvement or reconfiguration to suit modern tastes.

Heading upstairs, the landing leads to all four bedrooms, with two of the rooms being particularly impressive in size and ideal for growing families. The master bedroom further benefits from multiple built-in wardrobes, providing ample storage whilst maximising floor space. The remaining bedrooms are all well proportioned and versatile, suitable for children's rooms, guest accommodation or a home office if desired. Completing the first floor is the spacious four-piece family bathroom which also benefits from additional built-in storage.

Externally, the property boasts excellent kerb appeal with a driveway providing off-road parking for multiple vehicles alongside access to the integral garage. Mature bushes and a front lawn help create a good degree of privacy from the roadside. To the rear, the sizeable garden offers an abundance of outdoor space, featuring a large lawn, mature flower beds and established bushes, making it ideal for keen gardeners or families looking to enjoy the outdoors. A paved walkway leads through to an additional section of the garden, again benefitting from lawned areas and mature foliage, further enhancing the sense of space on offer. Combining generous accommodation, a highly convenient location and outstanding potential for renovation, this property represents an excellent opportunity to create a wonderful family home in the heart of Leyland.

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.
Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.





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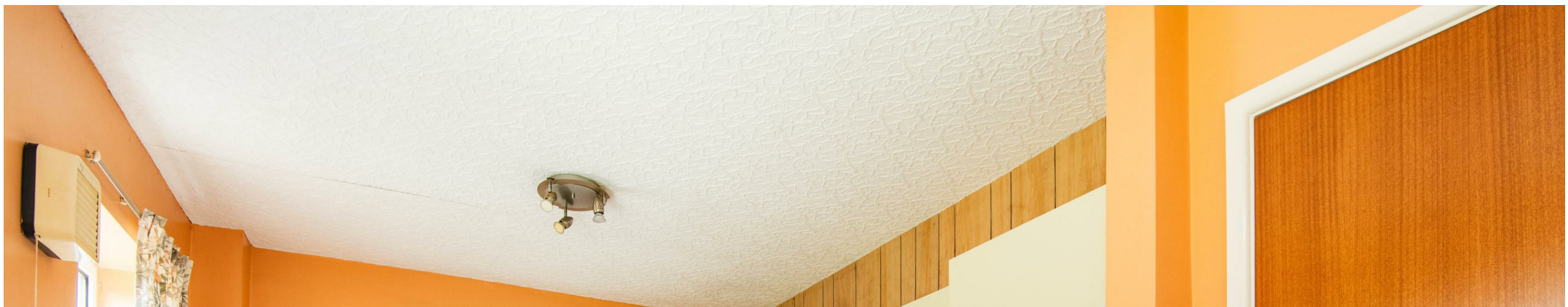




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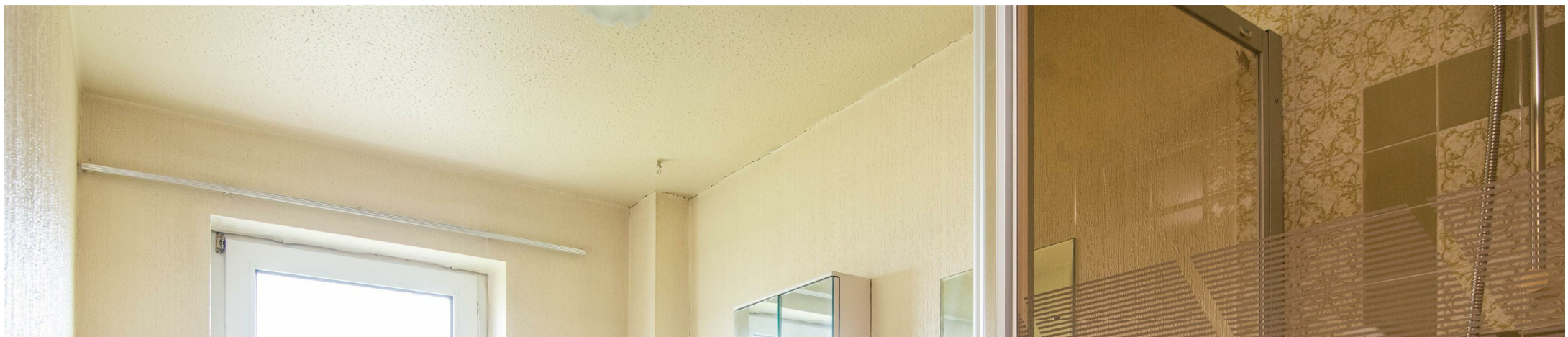










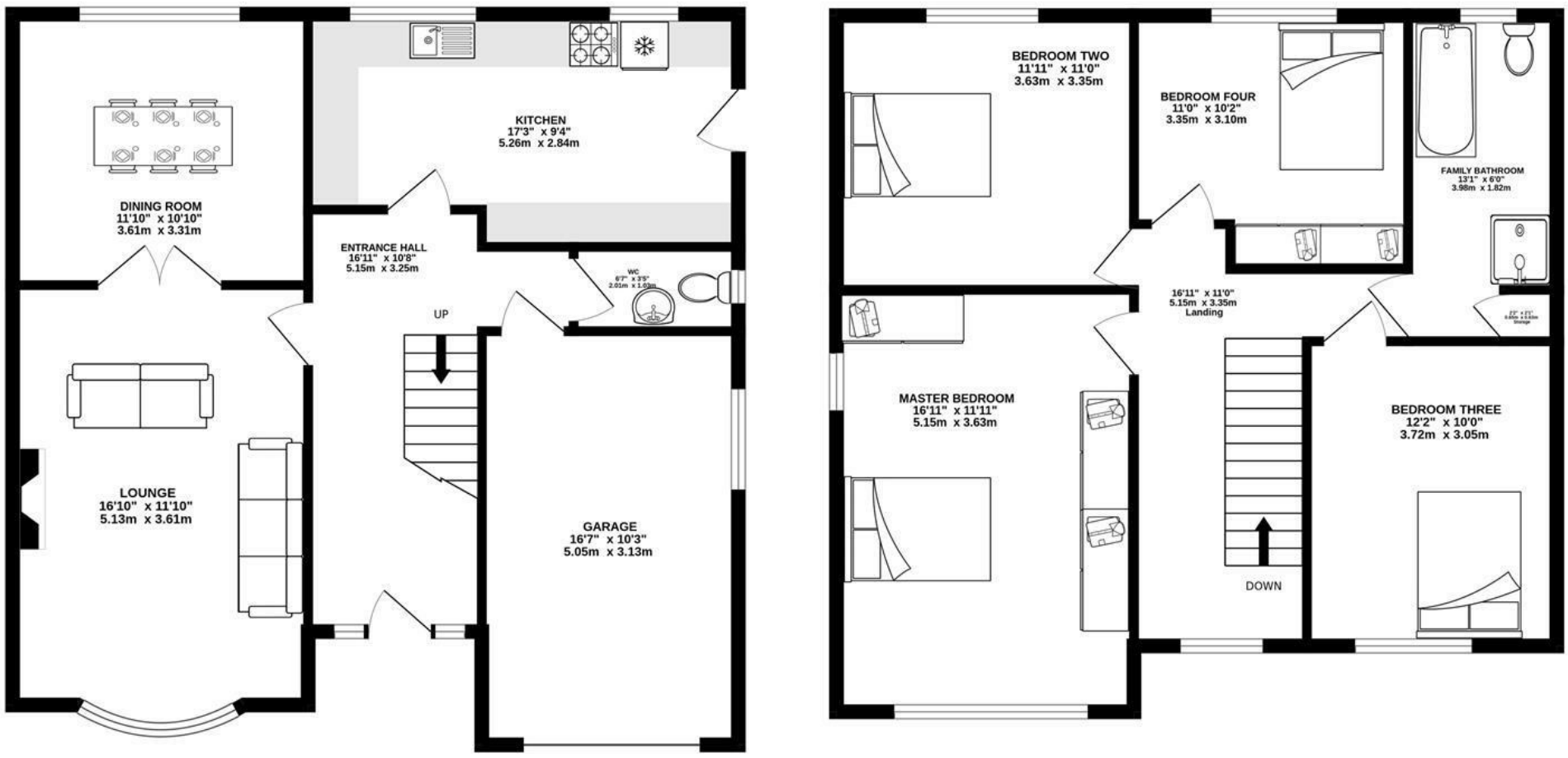




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GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.

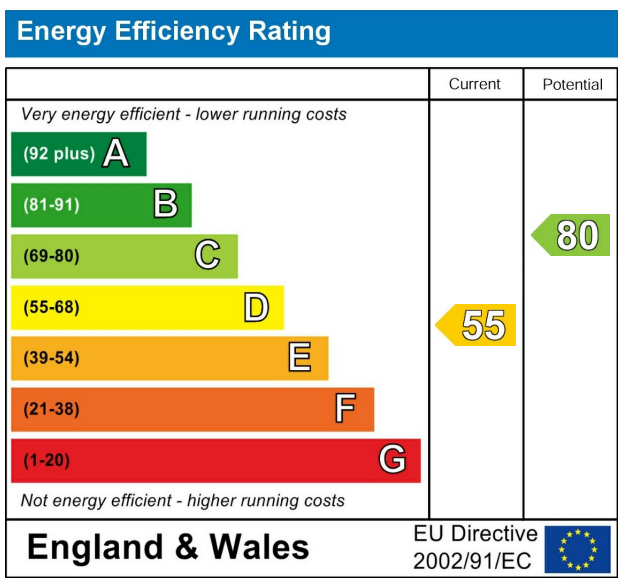
1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.

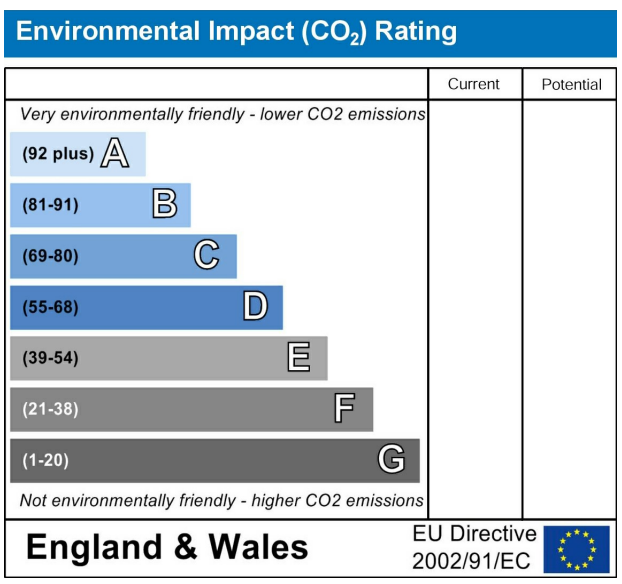


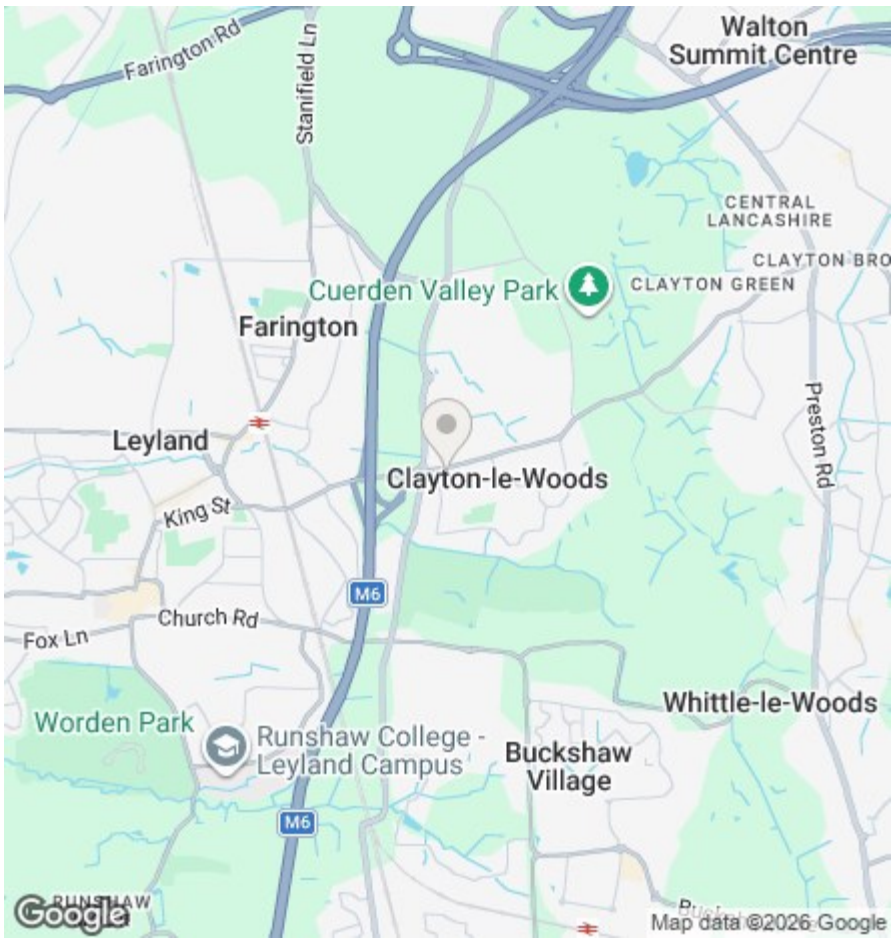
TOTAL FLOOR AREA : 1562 sq.ft. (145.2 sq.m.) approx.

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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