



## Moss Lane, Leyland

**£120,000**

Ben Rose Estate Agents are pleased to present to market this well-positioned two double bedroom first floor apartment for Over 55's, offering spacious and comfortable accommodation in a convenient Leyland location. With a generous lounge, two good-sized bedrooms and well-maintained shared gardens, the property provides a practical home for those looking for comfortable living or retirement with excellent access to local amenities. The apartment is ideally situated close to Leyland railway station and nearby bus stops, providing convenient transport links to Preston, Manchester and surrounding areas. Leyland town centre is also within easy reach, offering a good selection of shops, supermarkets, cafés and everyday amenities, while the nearby M6 and M61 provide excellent road connections for those travelling further afield.

Entering the property, the ground floor entrance hall provides access to the staircase leading up to the apartment. On the first floor, the accommodation opens into a large lounge which provides a comfortable main living space and benefits from a feature fireplace. Off the lounge is the compact and functional kitchen, fitted with an oven, hob and fridge freezer, providing everything needed for day-to-day cooking. The apartment also benefits from a bathroom with three piece suite and a storage cupboard, offering practical additional storage.

The accommodation continues with two generously sized double bedrooms. The master bedroom is particularly well proportioned and benefits from fitted wardrobes, providing useful storage while leaving plenty of room for bedroom furniture. Bedroom two is also a comfortable double bedroom and offers flexibility for guests, hobbies or additional living requirements if desired. The spacious layout throughout and with the benefit of a stairlift to the first floor, makes the apartment an appealing option for those looking for comfortable accommodation without the upkeep associated with a larger house.

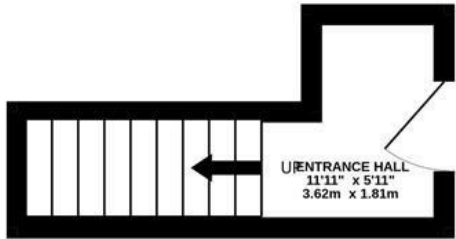
Externally, the property benefits from an allocated parking space and well-maintained shared gardens, with mature trees and lawned areas providing pleasant communal outdoor space for residents to enjoy. Offering comfortable accommodation in a well-connected part of Leyland, this apartment represents an excellent opportunity for those looking for a manageable home close to local amenities and transport links.



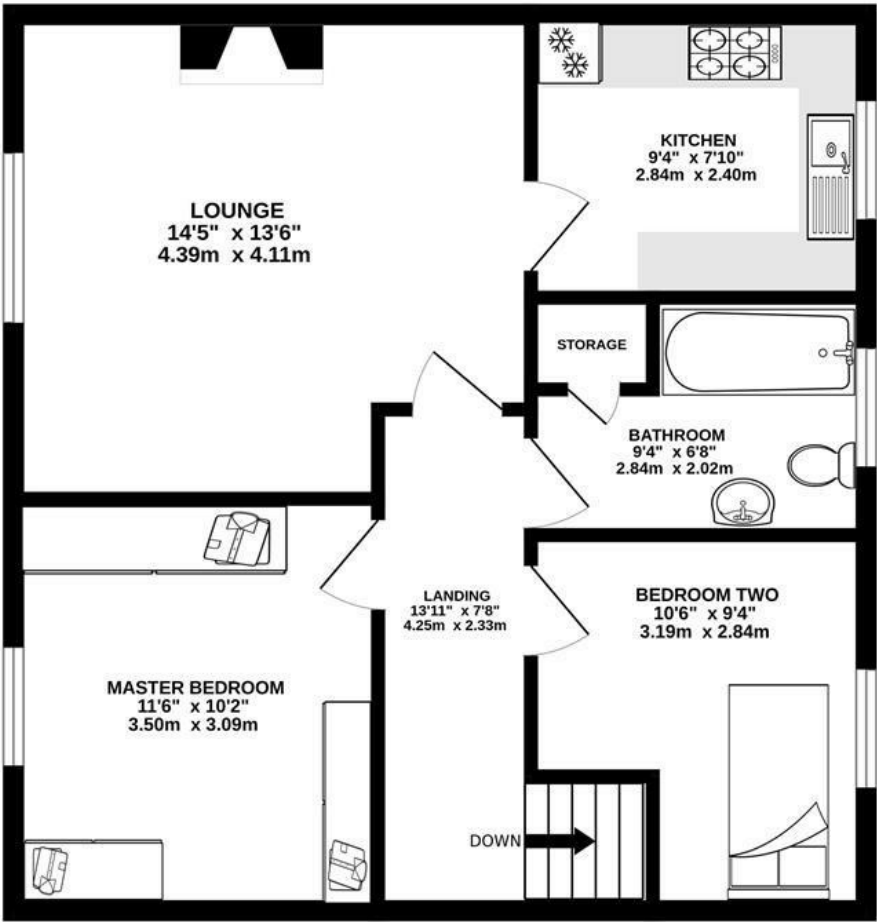


# BEN ROSE

GROUND FLOOR  
48 sq.ft. (4.5 sq.m.) approx.



1ST FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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 |           |

