



Dunkirk lane, Leyland

Offers Over £160,000

Ben Rose Estate Agents are pleased to present to market this charming and characterful two-bedroom mid-terrace home, located in a highly sought-after area of Leyland, Lancashire. Beautifully maintained throughout, this delightful property offers generous living spaces, high ceilings, and plenty of period charm, making it an ideal choice for first-time buyers, couples, or small families. Perfectly positioned close to Leyland town centre, residents can enjoy a fantastic range of local amenities including shops, cafés, bars, restaurants, and well-regarded schools. Excellent transport links are also nearby, with Leyland Train Station providing direct rail services to Preston, Manchester, and Liverpool, while easy access to the M6, M61, and M65 motorways ensures convenient travel across the North West. Bus routes to Preston and Chorley further enhance connectivity, and scenic local walks and parks are just a short distance away.

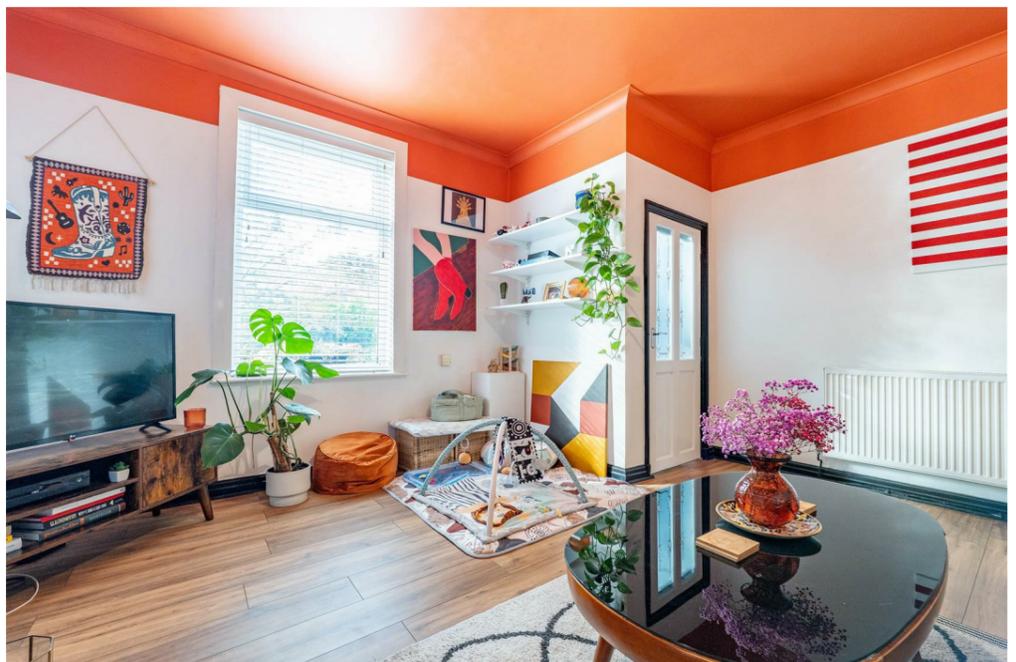
Stepping inside, the property opens into a welcoming entrance porch, leading through to a spacious full-width lounge. This inviting room boasts high ceilings, a feature fireplace, and ample natural light, creating a warm and homely atmosphere. From here, an inner hallway gives access to the modern family bathroom, tastefully finished with a contemporary suite. To the rear of the property lies the stylish fitted kitchen, offering generous worktop space and storage, and leading through to a convenient utility room with access out to the garden — perfect for modern family living.

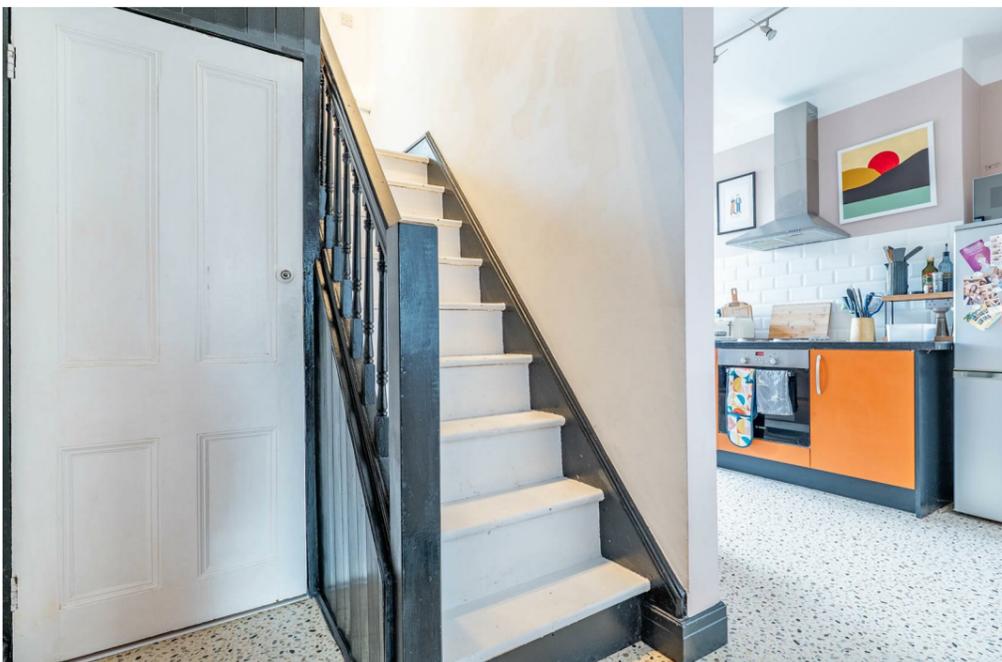
To the first floor, the home continues to impress with a bright and airy landing featuring a statement ceiling light. The spacious master bedroom spans the full width of the property and benefits from high ceilings and plenty of natural light. The second bedroom offers flexibility as a single room, nursery, or home office. This floor is completed by a practical washroom for added convenience.

Externally, the home features a neat, low-maintenance front garden with gated access. To the rear is a private, low-maintenance garden complete with paved seating area, artificial lawn, and garden shed, providing a peaceful outdoor retreat. Additional off-road parking is available directly behind the property.

This lovely home combines traditional charm with modern comfort, offering a fantastic opportunity to own a well-presented property in one of Leyland's most desirable residential areas.





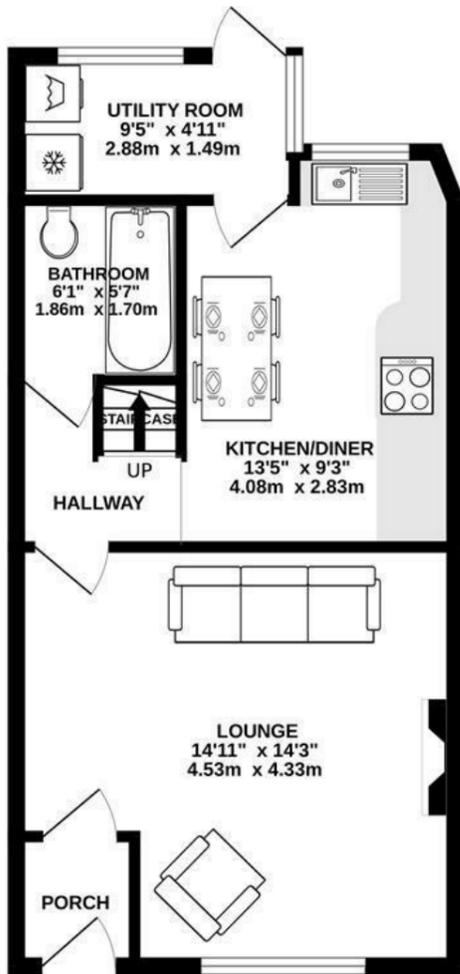




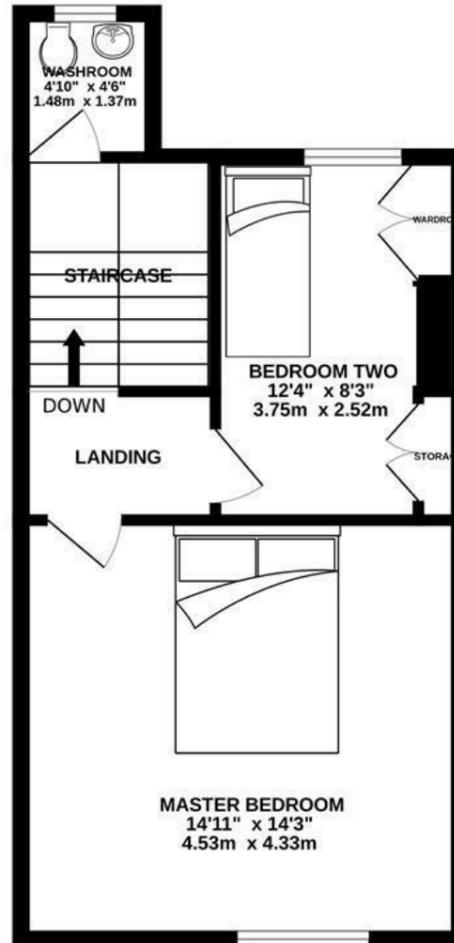




GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.

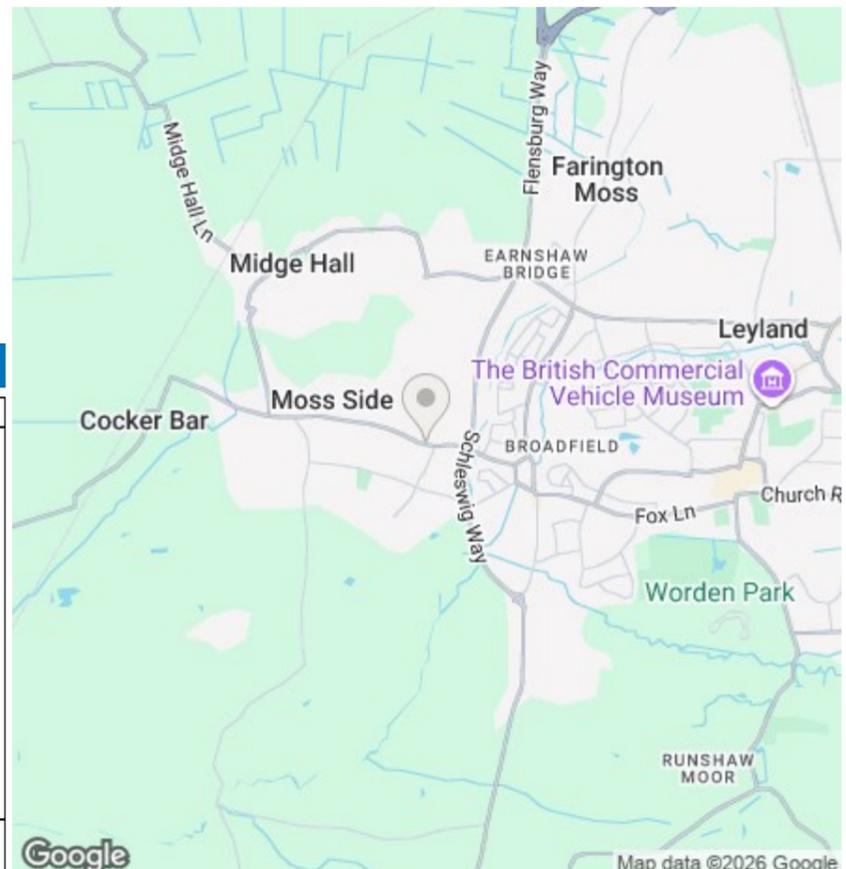


TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

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		
	70	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	