



**Leyland Lane, Leyland**

**Guide Price £250,000**

Ben Rose Estate Agents are pleased to present to market a rare opportunity to acquire this charming two-bedroom detached cottage situated on a highly sought-after street in Leyland. This home is ideal for a couple or small family looking for a property with character and versatile space and is situated only a short drive from the centre of Leyland and its superb schools, shops and amenities with fantastic travel links via the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Stepping into the property through the entrance hallway, you will immediately find yourself in the spacious lounge. This area is full of period character with exposed ship beams and dual aspect windows to the front and side. Moving through, you will enter the open-plan kitchen/dining room, which also features charming exposed beams and houses the open staircase to the upper level. The kitchen includes wooden cabinetry and integrated oven, hob, and fridge. The dining area offers ample space for a large family dining table. Adjacent to the kitchen is a convenient utility room with additional space for freestanding appliances. The garden can be accessed from here via a single door.

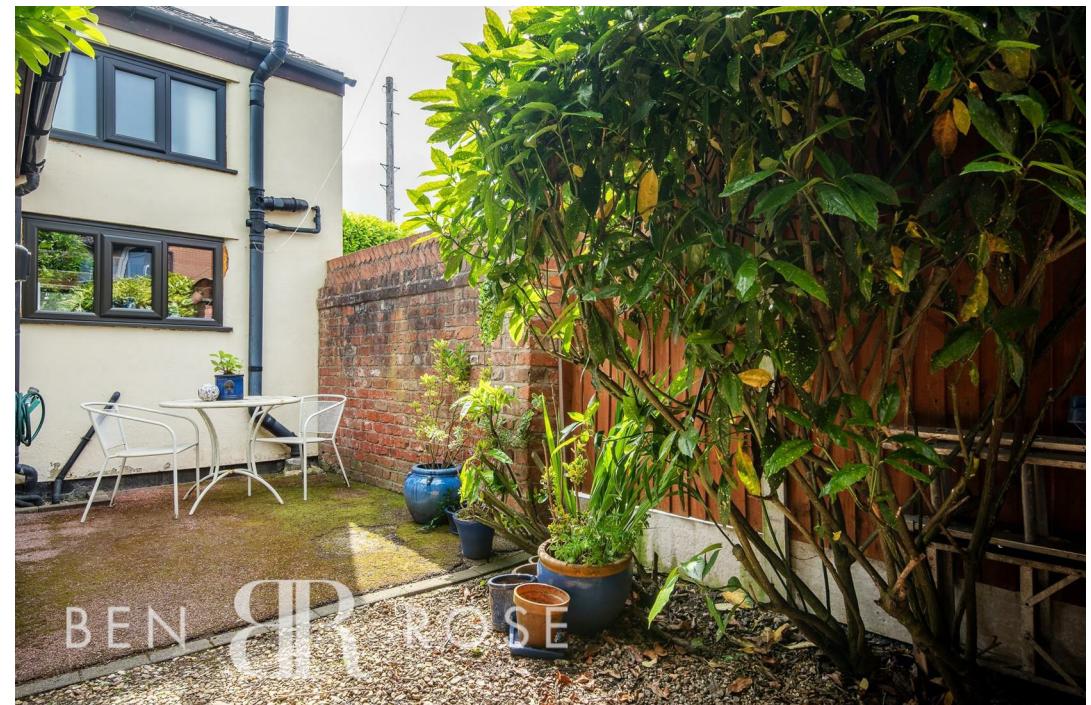
Moving upstairs, you will find two well-proportioned bedrooms, both of which benefit from integrated storage. There is additional storage on the landing, and a three-piece family bathroom with an over-the-bath shower completes this floor.

Externally, the property features a lovely courtyard garden that wraps from the entrance to the side of the property, with established trees providing great seclusion. The property also benefits from a single detached garage.





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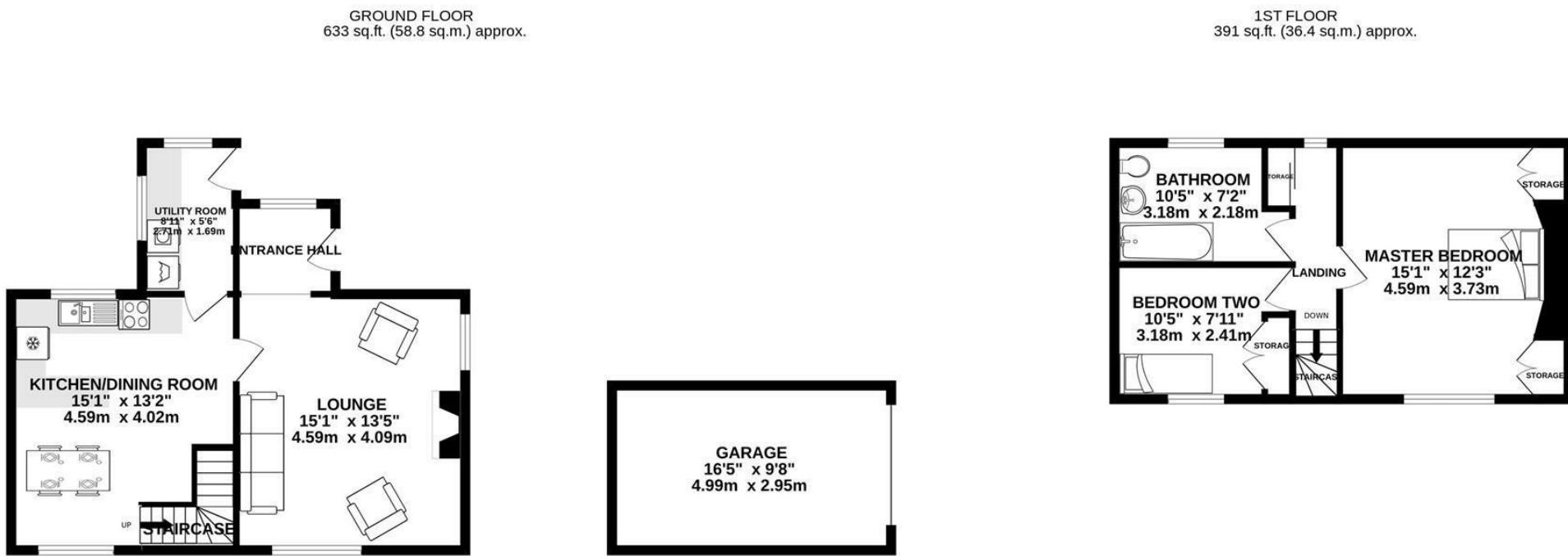
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TOTAL FLOOR AREA : 1024 sq.ft. (95.2 sq.m.) approx.

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.

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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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