



Fox Lane, Leyland

Offers Over £200,000

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom mid-terrace property, located in the heart of Leyland. Dating back to 1805, this characterful home retains many original features, offering comfortable and versatile living accommodation set across three floors.

Ideally situated within walking distance of Leyland town centre, the property enjoys easy access to excellent local schools, supermarkets, and a wide range of amenities. It also benefits from superb transport links via the nearby M6, M61, and M65 motorways. Runshaw College is just one mile away, while the award-winning Worden Park is also within easy walking distance.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the left is the spacious lounge, featuring a large front-facing window and a charming central fireplace. Continuing through, you will find the dining room, which offers ample space for a large family dining table, complemented by the property's original flooring. This space flows seamlessly into the fitted kitchen, which provides ample storage and includes an integrated fridge, freezer, oven, and hob. Sliding patio doors from the kitchen open out onto the rear garden. A family bathroom also serves this level.

To the first floor, you will find three well-proportioned bedrooms, with the second bedroom benefiting from integrated storage.

The home also benefits from a converted cellar, offering excellent additional living space with two generous rooms that provide a variety of potential uses, such as a home office, gym, hobby room, or snug. The cellar benefits from its own external access to both the front and rear of the property, offering excellent potential for conversion into a self-contained annexe or apartment, subject to the relevant permissions.

The home includes recently installed windows and exterior doors to the front of the property.

Externally, the property is set within a row of attractive period homes. Stone steps with wrought iron railings lead to the front entrance. To the rear is a generously sized garden featuring a lawn and enclosed fencing for privacy. Beyond the garden is a private driveway providing rear parking for the residents.

Early viewing is highly recommended to fully appreciate the character, space, and versatility this charming home has to offer.







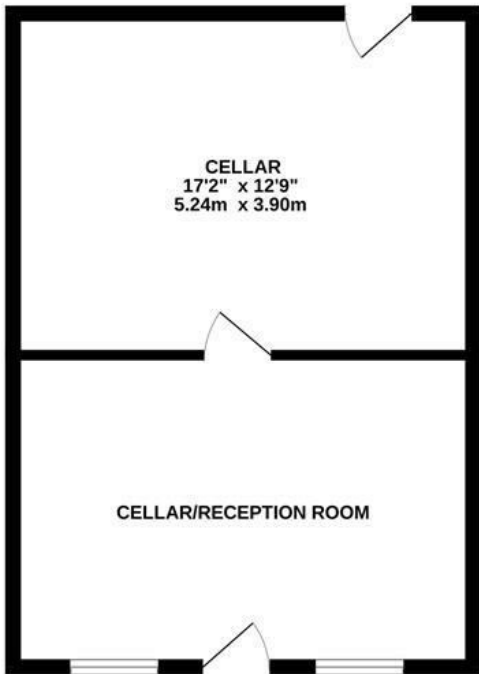




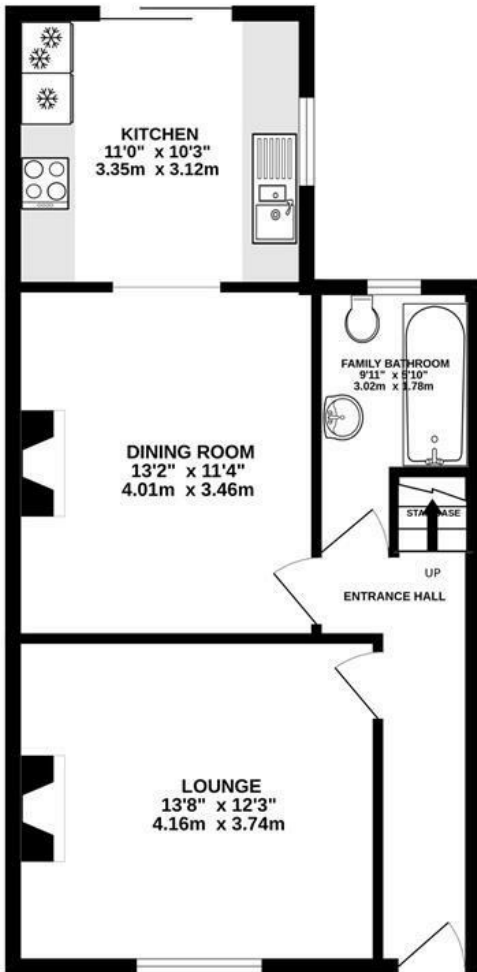


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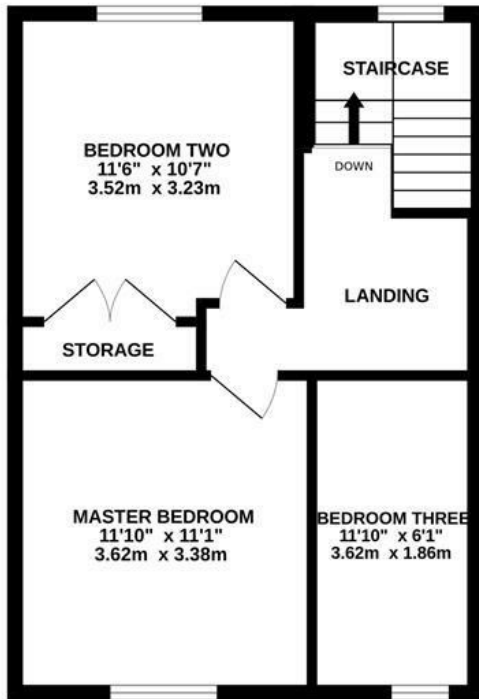
BASEMENT
421 sq.ft. (39.1 sq.m.) approx.



GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1395 sq.ft. (129.6 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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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 ₂) 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		
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