



## Sandy Lane, Leyland

**Guide Price £160,000**

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom, steel framed construction semi-detached property, ideally positioned on a popular residential street in the heart of Leyland. Well presented throughout, the home offers comfortable and versatile living space, perfect for families, first-time buyers, or professionals. The property is conveniently located within walking distance of well-regarded schools, supermarkets, and a range of local amenities, as well as Leyland town centre. Commuters will also appreciate the excellent transport connections, including nearby Leyland train station, regular bus services, and easy access to both the M6, M61 and M65 motorways.

Stepping into the property, you are welcomed into the entrance hallway, where a central staircase leads to the upper level. On the right, you will find the spacious lounge, which benefits from dual-aspect windows to the front and rear, allowing natural light to flow throughout the room. From here, you can access the traditional kitchen, equipped with a Belfast sink and range-style cooker. The kitchen offers ample storage, along with an integrated fridge and dishwasher, and a single door leading out to the rear garden. The kitchen then flows seamlessly into the dining room, which provides generous space for a family dining table and benefits from a large front-facing window.

Upstairs, there are three well-proportioned bedrooms, with the master bedroom featuring integrated storage. The three-piece family bathroom, complete with an over-the-bath shower, completes this floor.

Externally, the home boasts a secluded front lawn along with a private driveway providing off-road parking for multiple vehicles. The driveway extends along the side of the property and leads to a single detached garage at the rear. To the rear is a low-maintenance garden with a stone patio, perfect for relaxing or entertaining.

### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.









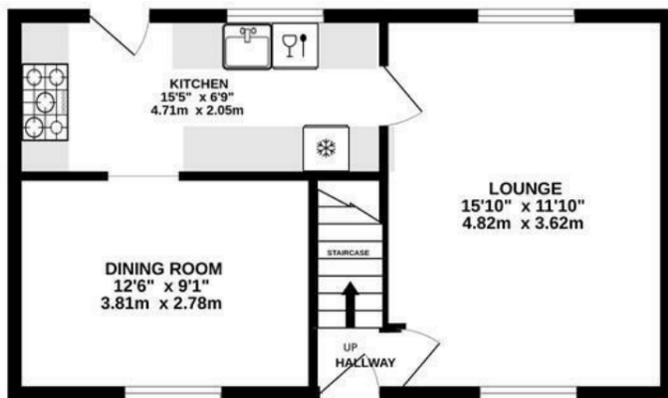
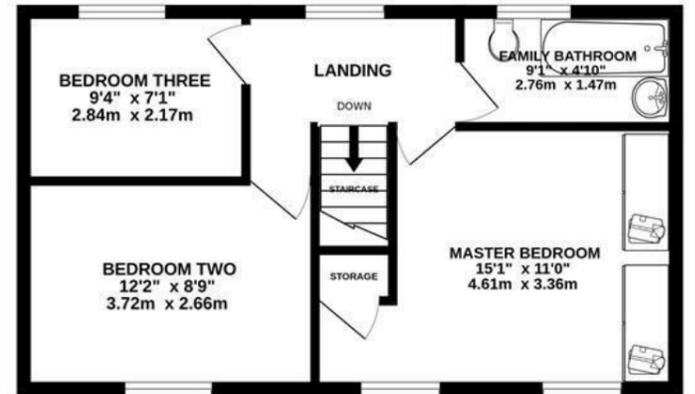




# BEN ROSE

GROUND FLOOR  
655 sq.ft. (60.9 sq.m.) approx.

1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.

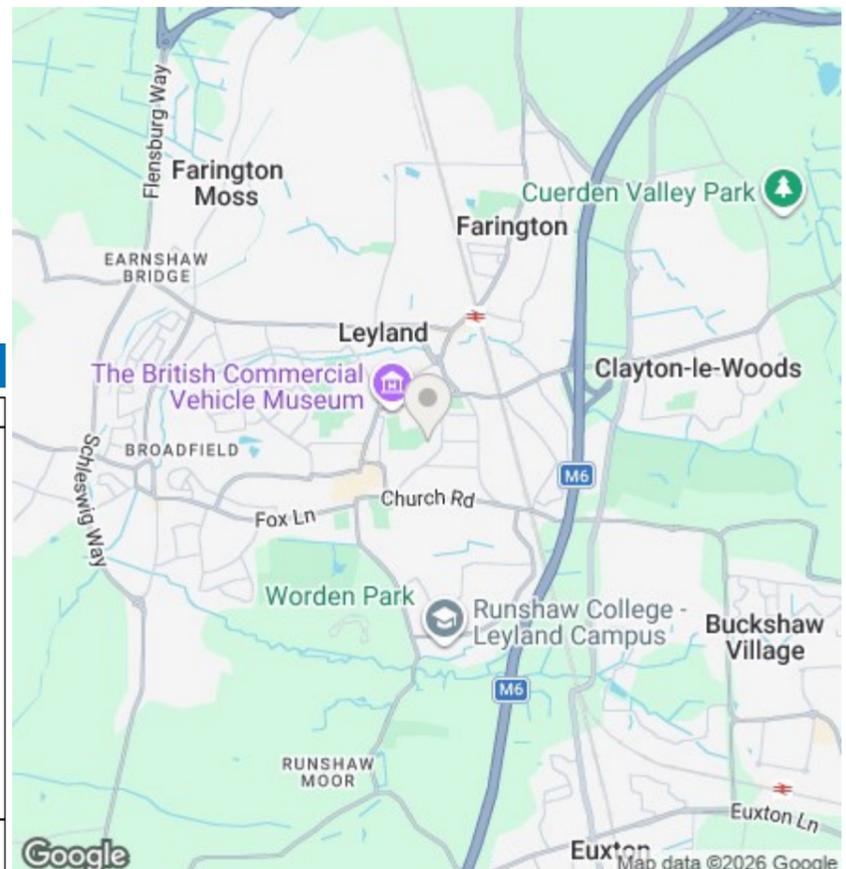


TOTAL FLOOR AREA : 1088 sq.ft. (101.0 sq.m.) approx.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	<b>77</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		