



## Woburn Green, Leyland

**Offers Over £85,000**

Ben Rose Estate Agents are pleased to present to market this charming one-bedroom, first-floor apartment, nestled within a quiet and sought-after development in the heart of Leyland. Ideally located, the property is within walking distance of Leyland town centre, offering a wide range of shops, restaurants, and local amenities. The surrounding area also benefits from well-regarded schools, parks, and leisure facilities, all conveniently close by. For commuters, the apartment provides excellent transport links, with nearby train stations and bus routes, as well as easy access to the M6 and M61 motorways connecting you to Preston, Manchester, and beyond.

Stepping into the property on the ground floor, you are welcomed into the entrance hallway, which features a convenient cloakroom storage area and a staircase leading to the main living level. Upstairs, you'll find a bright and spacious lounge/diner that serves as the central hub of the home, providing access to all other rooms. The kitchen is equipped with an integrated oven and hob, along with additional space for freestanding appliances. The double bedroom, also accessed from the main living space, benefits from built-in storage and a private en-suite three-piece bathroom with an over-the-bath shower.

Externally, the property includes a useful under-stairs storage area accessible from outside, as well as an allocated parking space located at the rear.

Early viewing is highly recommended to avoid potential disappointment.









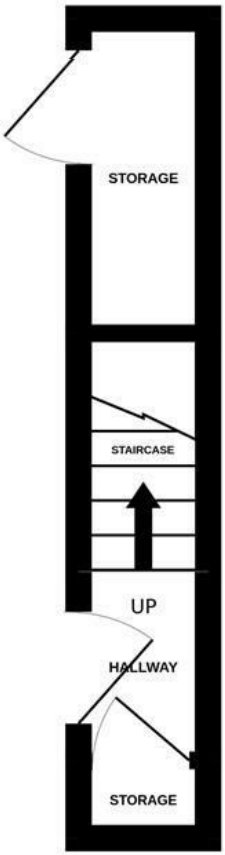




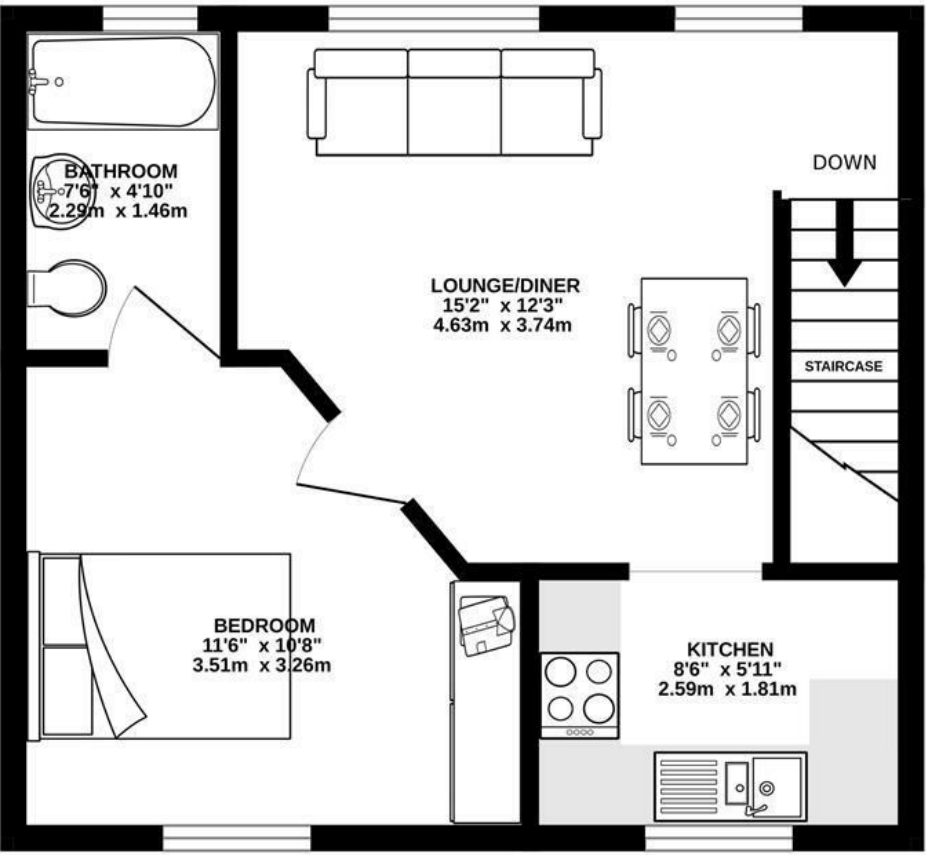


# BEN ROSE

GROUND FLOOR  
53 sq.ft. (4.9 sq.m.) approx.



FIRST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.

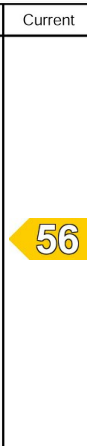



TOTAL FLOOR AREA : 417 sq.ft. (38.8 sq.m.) approx.

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		74
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 