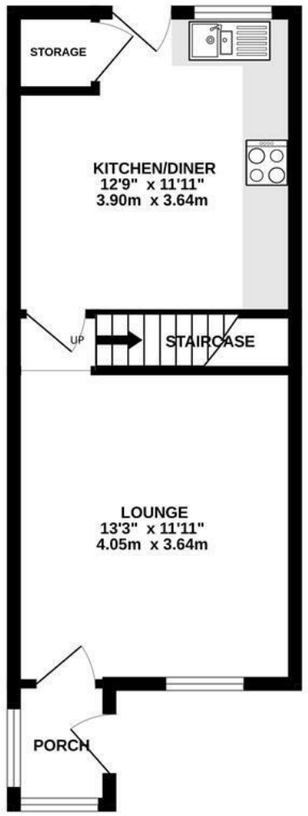
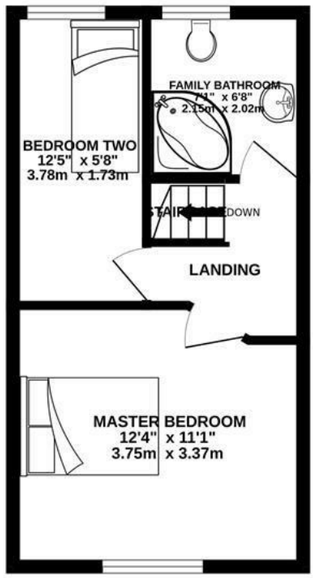
GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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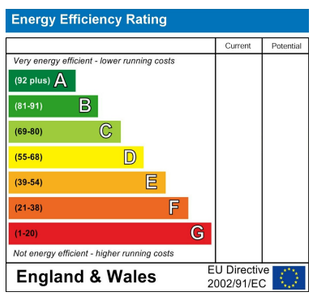
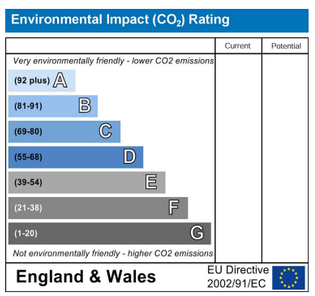
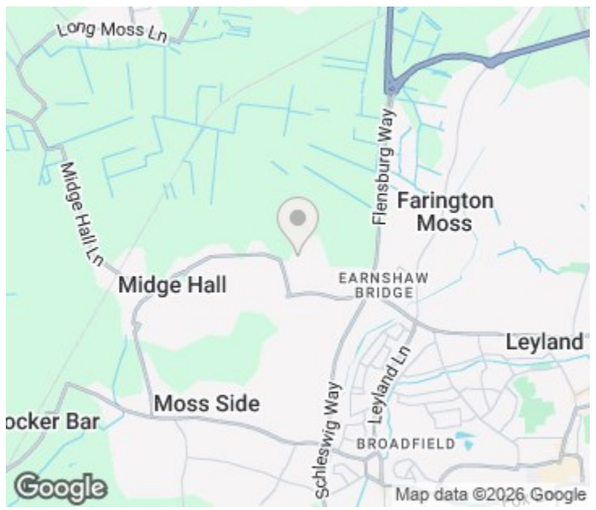
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







BEN ROSE

Longmeanygate, Midge Hall, Leyland — Offers Over £250,000

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom mid-terraced cottage with some additional land , located in the popular area of Midge Hall, Leyland. Ideal for couples, or small families, this delightful home combines characterful features with modern living and enjoys beautiful open views to the rear. A real standout feature is the property's separate plot of land, situated a short distance further down the lane. Complete with established stables, a sand paddock, and useful storage buildings, it offers exceptional versatility and a wealth of potential uses. Perfectly positioned, the home enjoys excellent transport links via the M6 and M61 motorways, making it ideal for commuters. Leyland also offers a wide range of local amenities, including highly regarded schools, nurseries, shops, and leisure facilities.

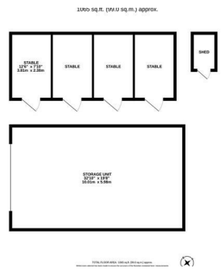
Stepping into the property, you are welcomed by an entrance vestibule which leads into the spacious lounge, featuring a charming central log burner. Moving through the home, you will enter the modern kitchen/diner. The fitted kitchen offers ample storage with an integrated oven and hob, along with additional space for freestanding appliances. There is also ample room to add a dining table, while a door provides access to the rear patio.

Moving to the first floor, you will find two well-proportioned bedrooms along with a spacious three-piece family bathroom featuring an over-the-bath shower.

Externally, the property benefits from residents' parking to the front, along with a private rear patio, creating a pleasant space for outdoor seating or al fresco dining. A short walk from the property is a substantial additional plot of land, complete with established stables, a sand paddock, a lean-to, and a spacious outdoor storage building. This fantastic addition offers exceptional versatility and would be ideal for those with equestrian interests, hobby farming, or anyone simply seeking additional outdoor space.

T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB

BEN ROSE



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