



BEN ROSE

**Elswick Road, Leyland**

**Guide Price £135,000**

Ben Rose Estate Agents are pleased to present to market this three-bedroom, semi-detached home, located in a quiet cul-de-sac in Leyland. This property is an excellent opportunity for those looking to put their own stamp on a home, offering fantastic potential for modernisation. Benefiting from NO CHAIN, the home is ideally situated close to Leyland town centre, providing easy access to a wealth of amenities including shops, supermarkets, and schools. Excellent travel links are also on hand, with Leyland train station just a short drive away, as well as convenient access to major roads such as the M6 and M61, making this an ideal location for commuters.

Stepping inside, you are welcomed into a reception hall that leads to the main living areas of the home. The spacious lounge/diner extends the full length of the property, offering a generous space for both relaxation and dining. Large windows at both ends allow for plenty of natural light. The kitchen is positioned to the rear, featuring ample storage and worktop space, with direct access to the garden.

Moving upstairs, the home offers three well-proportioned bedrooms, providing flexibility for a growing family or those in need of a home office. The master bedroom benefits from fitted wardrobes, while the additional bedrooms offer good space for personalisation. The floor is completed by a shower room, fitted with a walk-in shower, WC, and washbasin.

Externally, the property sits on a gated driveway with space for one car, accompanied by a small front yard. To the rear, a good-sized garden provides a private outdoor space, mainly laid to lawn, ideal for those who enjoy gardening or outdoor entertaining. Additionally, a side yard offers extra space, perfect for storage or further development.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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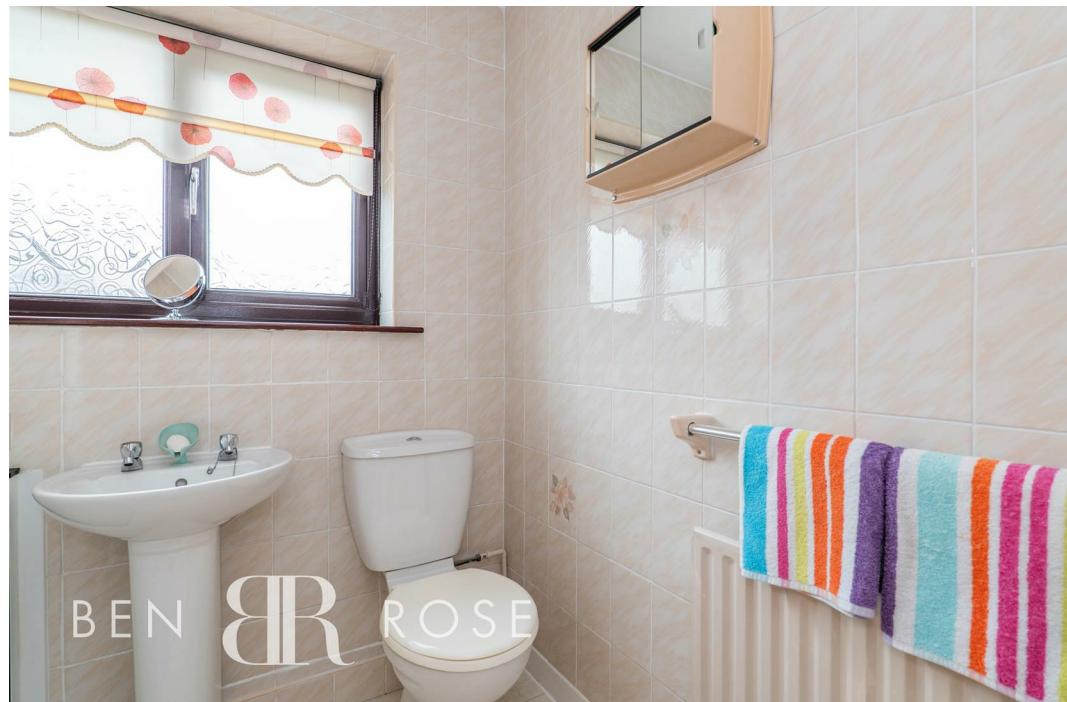


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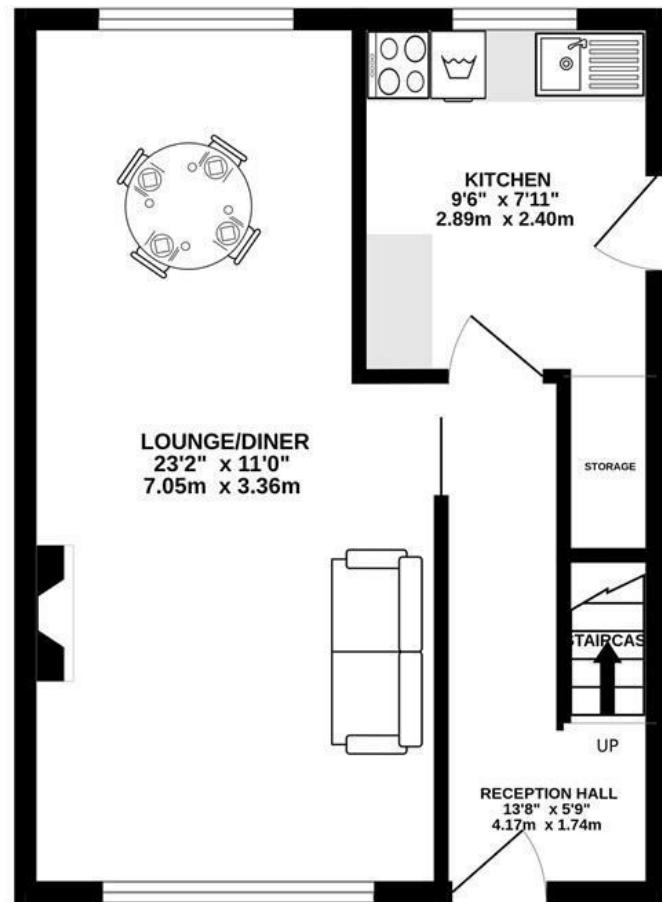
BEN & ROSE



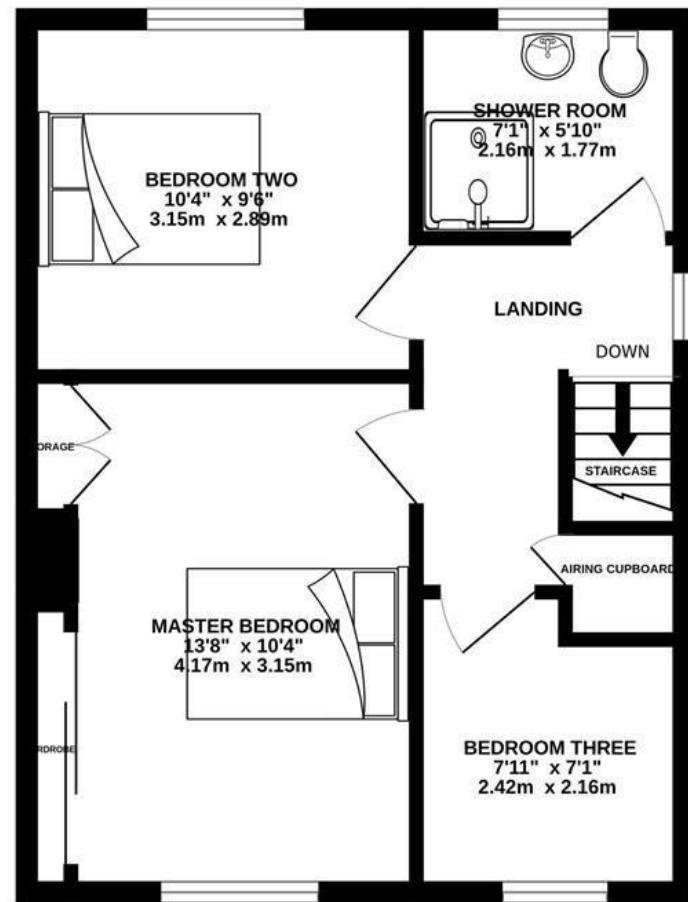


# BEN ROSE

GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.8 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	
(81-91)	B	
(69-80)	C	71
(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	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

