



## Jubilee Way, Leyland

**Offers Over £190,000**

Ben Rose Estate Agents are excited to introduce this charming two-bedroom, mid-terrace property nestled in the idyllic village of Croston. Perfect for a young couple or anyone seeking the tranquility of village life. Situated within strolling distance of excellent local amenities including schools, pubs, and shops, convenience is at your doorstep. With easy access to local bus routes and Croston train station connecting to Preston and Liverpool, commuting is a breeze. Early viewing is highly recommended to seize this opportunity without delay.

Internally, upon entering you'll find yourself in the bright and airy spacious lounge. This delightful space features an open staircase and an electric feature fireplace, complemented by a south-facing front window flooding the room with natural light. Access to the remainder of the ground floor rooms can be found off the lounge, and continuing through you'll discover a newly fitted modern WC and a generous under stair storage cupboard, alongside access to the contemporary kitchen/diner.

The kitchen boasts modern conveniences including an induction hob, integrated fridge/freezer, washing machine, and double oven. Ample space for a four person family dining table is provided, with easy access to the conservatory, offering versatility as an additional sitting area, dining space, playroom, or home office, with convenient access to the garden through double doors.

Ascending to the first floor, you'll find two well-proportioned double bedrooms, each benefiting from fitted wardrobes for added storage convenience. Bedroom two enjoys additional above-stair storage space. Completing the floor is a brand-new family bathroom, featuring a bath and an over-bath shower for added functionality.

Fully refurbished throughout with a new composite front door, this home offers a fresh and modern living environment. Externally, to the rear is the good sized low-maintenance landscaped garden, featuring artificial grass, a patio area, and private gated access to the allocated car park accommodating two cars. This space benefits from not being overlooked by neighbouring properties, ensuring privacy and tranquility. Situated in a highly sought-after location, this property is ideal for first-time buyers seeking a ready-to-move-in home.





































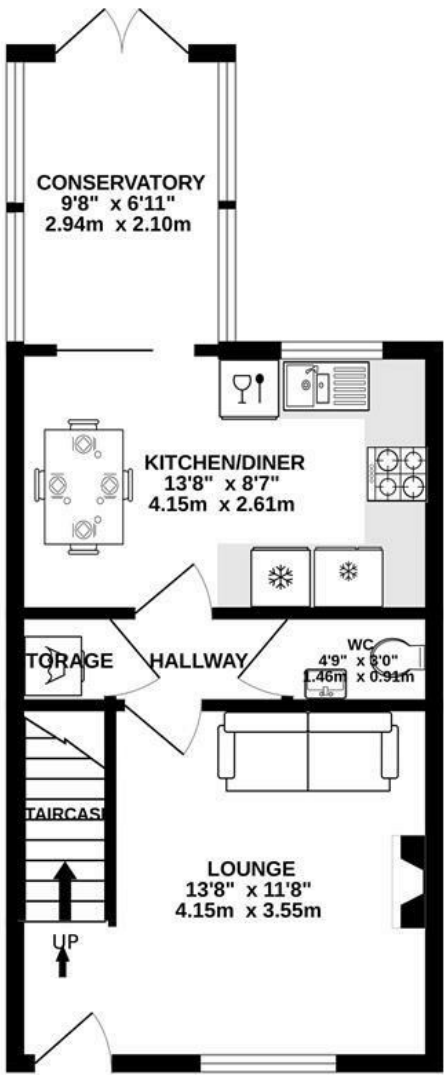




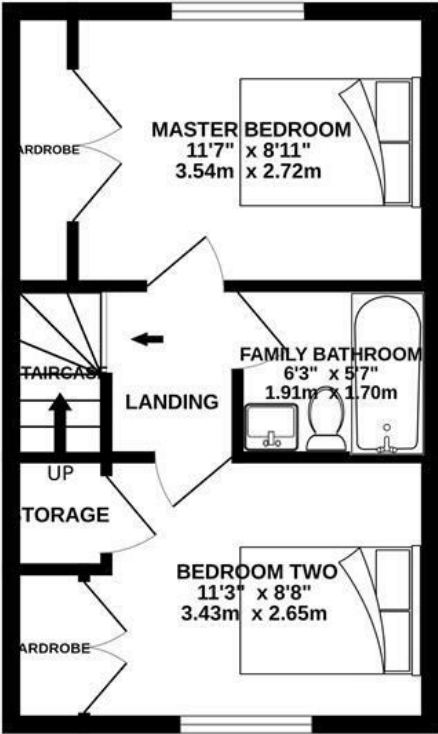


# BEN ROSE

GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
316 sq.ft. (29.3 sq.m.) approx.




TOTAL FLOOR AREA : 695 sq.ft. (64.6 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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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	76	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	76	
(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