BEN ROSE




**Leyland Lane, Leyland** **Offers Over £160,000**

Ben Rose Estate Agents are pleased to present to the market this well-presented two-bedroom terraced property, situated on a sought-after street in Leyland. Ideal for first-time buyers looking to take their first step onto the property ladder, the home is conveniently located just a two-minute drive from Leyland town centre, with its range of local schools, supermarkets and everyday amenities. The property also benefits from excellent transport links, with Leyland railway station nearby and easy access to the M6 and M61 motorways.

Internally, the property briefly comprises a welcoming entrance hallway leading into the cosy lounge, which is positioned to the front of the home and features a beautiful central fireplace. Continuing back through the hallway, you will find the dining room, which provides generous space for a large family dining table and retains its original fireplace with contemporary fitted bi-fold doors that open onto the rear garden. Just off the dining room is the kitchen, fitted with an integrated oven and hob, alongside space for freestanding appliances. The property also benefits from having a new boiler fitted in 2022.

Moving upstairs, you will find two well-proportioned double bedrooms and a modern three-piece family bathroom, with an over the bath shower.

Externally, there is plenty of on-road parking available to the front of the property. To the rear is a good sized secluded yard, with access back to the front of the property via the ginnel.

Early viewing is highly recommended to avoid any potential disappointment.





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












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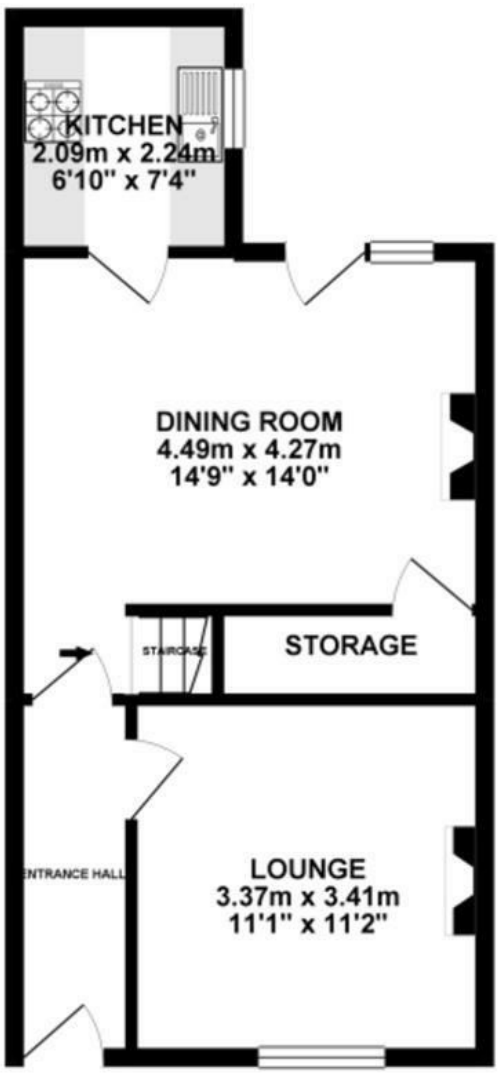




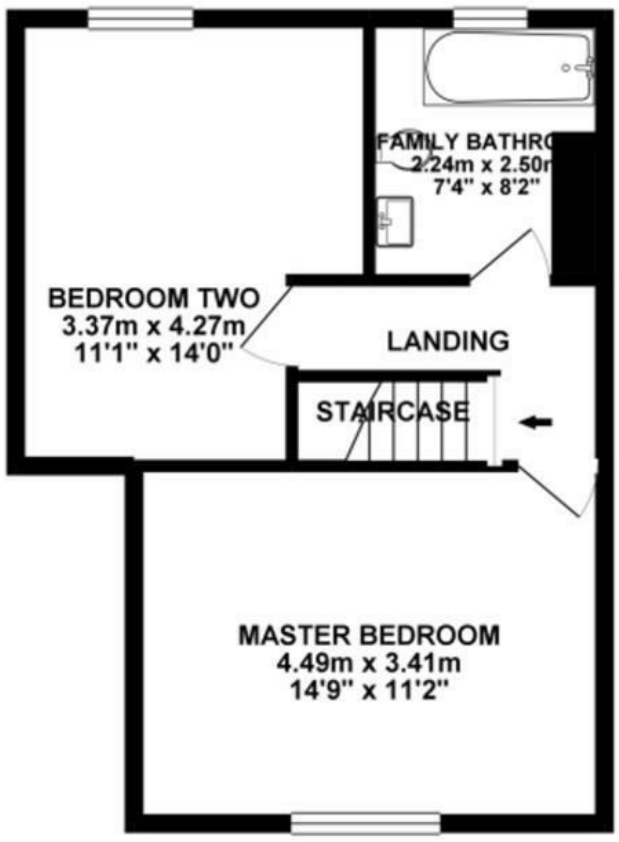
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# BEN ROSE

GROUND FLOOR 39.16 sq. m.
( 421.56 sq. ft. )



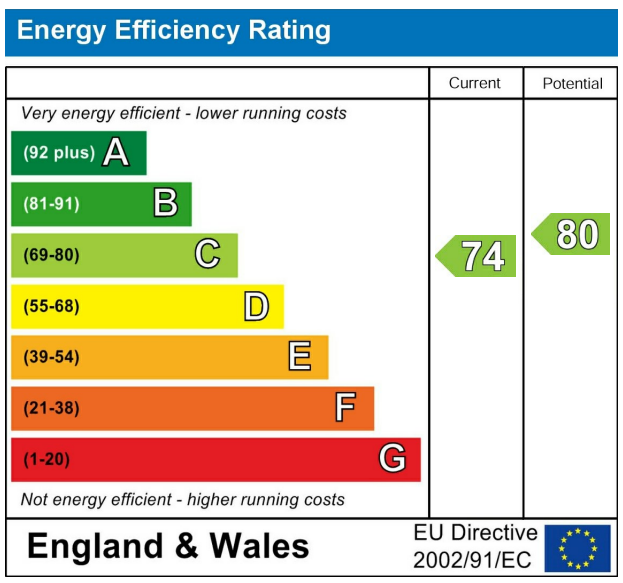

1ST FLOOR 39.30 sq. m.
( 423.00 sq. ft. )

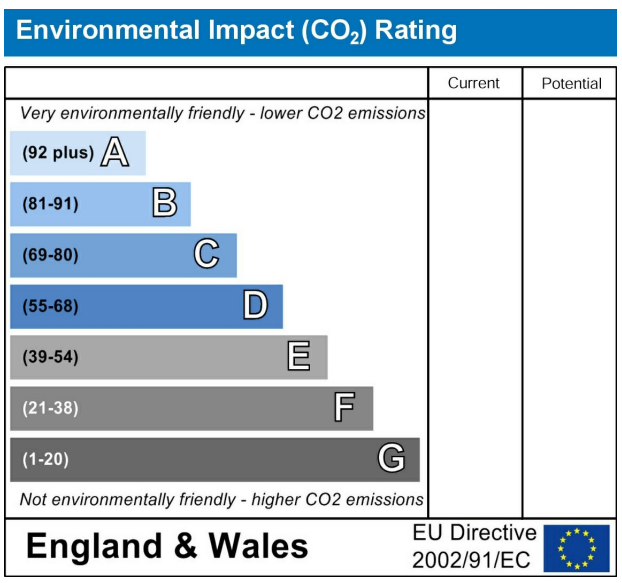



TOTAL FLOOR AREA : 78.46 sq. m. ( 844.56 sq. ft. ) approx.

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.







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