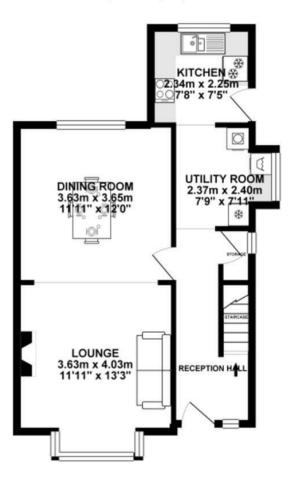
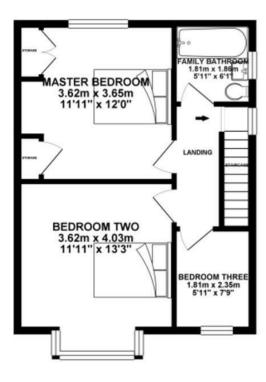
GROUND FLOOR 45.40 sq. m. (488.68 sq. ft.)



1ST FLOOR 39.73 sq. m. (427.67 sq. ft.)

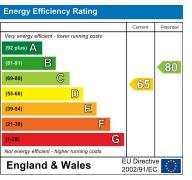


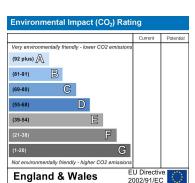
TOTAL FLOOR AREA: 85.13 sq. m. (916.35 sq. ft.) approx

White every attempt has been made to ensure the accuracy of the floorpian contrained hiner, measurance of a doors, window, mores and early other thems are operaturate and no responsible of the less that year years are existed or min-statement. This pion is for flooring the purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here not been fisited and no gazant and the strength of the depression of the present of the services. It is also that operated by or theorety can be given.



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



Hall Lane, Leyland

Offers Over £190,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented, semi-detached, three bed property in the heart of Leyland town centre. This would be an ideal property for a family or for someone looking to downsize. The property is ideally located near to superb local shops, schools and amenities in Leyland town centre and has fantastic travel links to all nearby towns and cities via the M6 and M61 motorways and the local train station. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall with under stair storage located here. From here you'll find the open-plan lounge/dining room. The spacious lounge features a bay-fronted window as well as a traditional styled fireplace with log burner. The dining room can also fit a large family dining table and makes an ideal family living space with the open-plan aspect. Moving back through the hall, you'll find the convenient utility room that houses the washer. Just off here is the modern fitted kitchen that comes fitted with an integral hob/oven and space for other freestanding appliances.

Moving upstairs, you'll find three generously sized bedrooms, with the master having plenty of room to fit a super king size bed and benefits from fitted wardrobes/storage. On this floor, you'll also find the three piece family bathroom with an over the bath shower.

Externally, to the front of the property is a generously sized driveway that can fit up to four cars. To the rear is a gorgeous and sizeable garden space that is primarily lawned throughout. It also features a decked patio area and ample space for a shed or summerhouse.

The room dimensions of all our properties can be found on the floor plan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice































