BEN ROSE

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

Ben Rose Estate Agents are pleased to present to market this charming mid terrace cottage, beautifully decorated throughout and situated in a desirable residential area of Leyland. This attractive home blends character features with modern updates, making it an excellent choice for couples or small families seeking a stylish yet comfortable property. The location offers fantastic convenience, with Leyland railway station providing rail services to Preston, Manchester and Liverpool. Regular bus links also connect Leyland with Preston and Chorley, while the M6, M61 and M65 motorways are easily accessible for commuters. Leyland town centre is within easy reach and offers a wide range of shops, restaurants, pubs and schools, providing everything needed for day to day living.

Entering the home, you are welcomed into a spacious and inviting lounge that showcases the property's character, featuring exposed wooden beams and a cosy wood burner that creates a warm focal point. Moving through to the rear of the property, the modern kitchen and dining room offers a stylish and practical space for cooking and entertaining, with contemporary fittings and direct access out to the garden. Just off the kitchen/dining room is a beautifully presented shower room finished to a modern standard, along with a convenient cloakroom providing additional storage.

Ascending to the first floor, the property continues to impress with two well proportioned double bedrooms. The master bedroom provides a comfortable retreat with ample space for furnishings, while the second bedroom is equally versatile, ideal for guests, family members or use as a home office.

Externally, the property benefits from a driveway providing off road parking for one vehicle. To the rear is a private garden featuring a paved patio area, lawn and two useful garden sheds offering additional storage. With new flooring and internal doors already installed, this delightful cottage offers a wonderful balance of charm, modern finishes and convenience.

SMEG
CREATE
Whirlpool
IMPORTANT

SMEG
CREATE

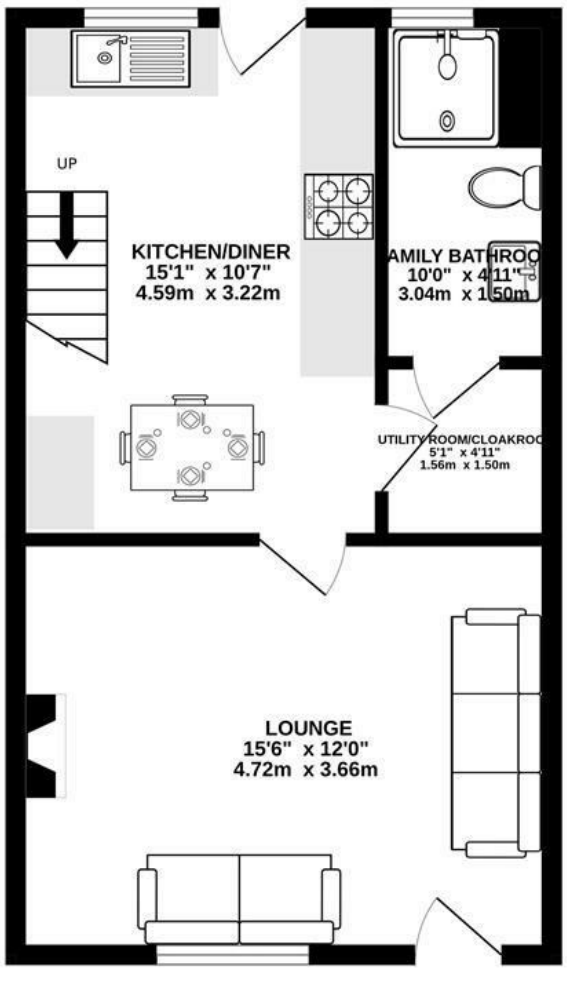
FRUITS D'ÉTÉ

FRUITS D'ÉTÉ

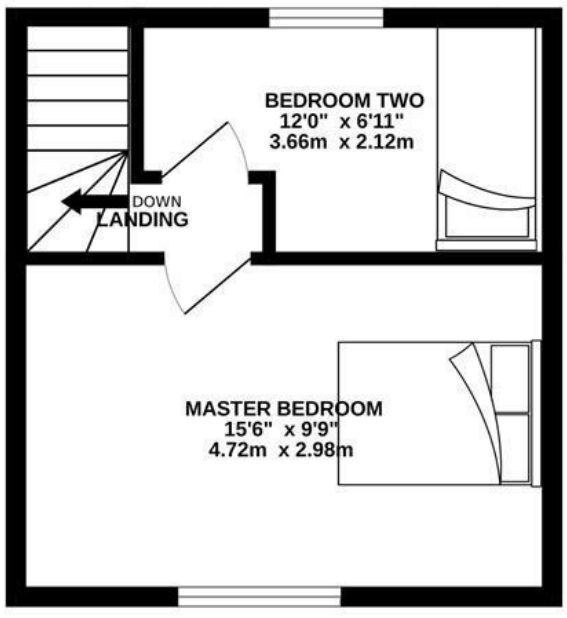
WILLIAM MORRIS

BEN ROSE

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.4 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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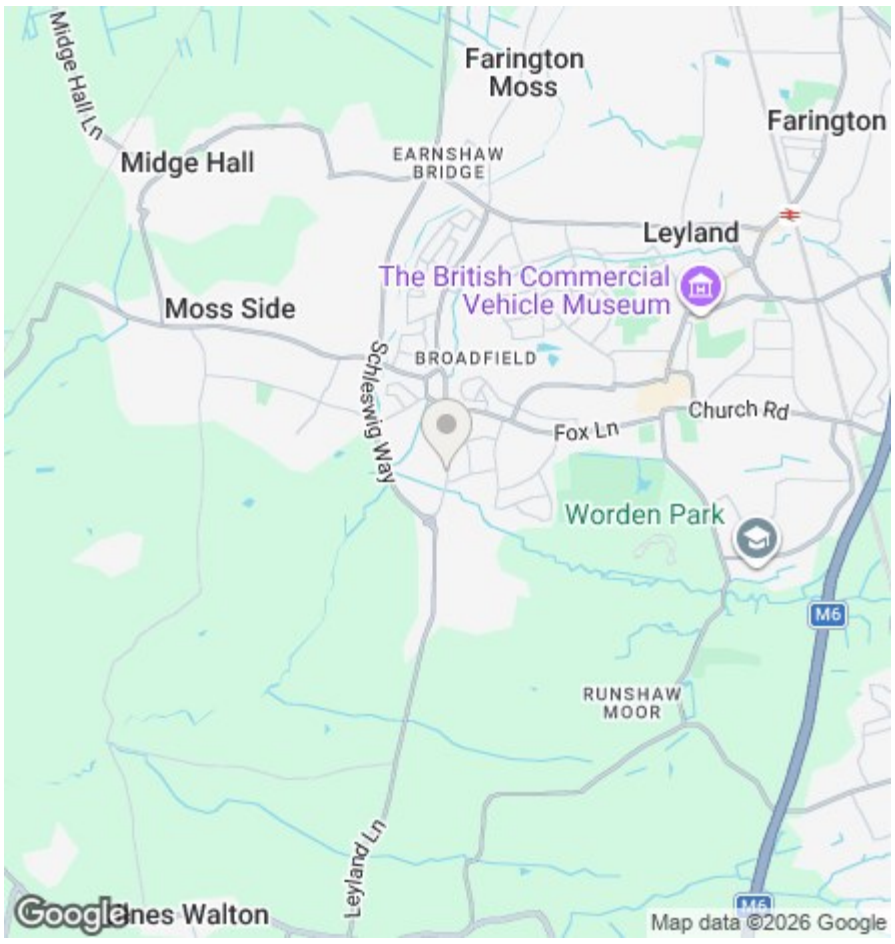
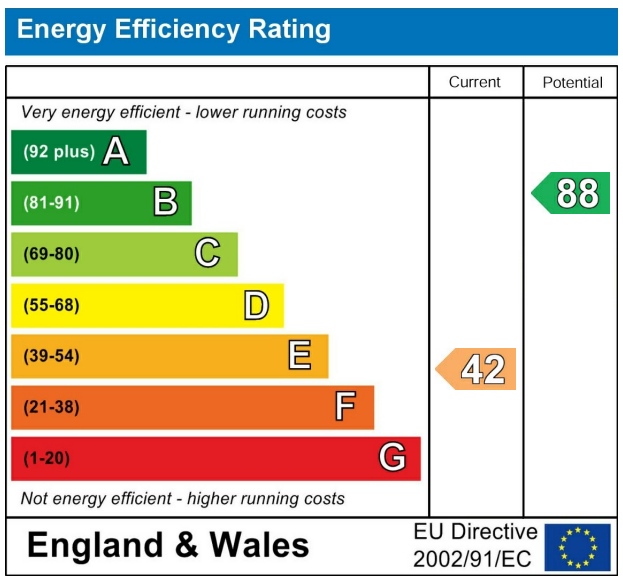
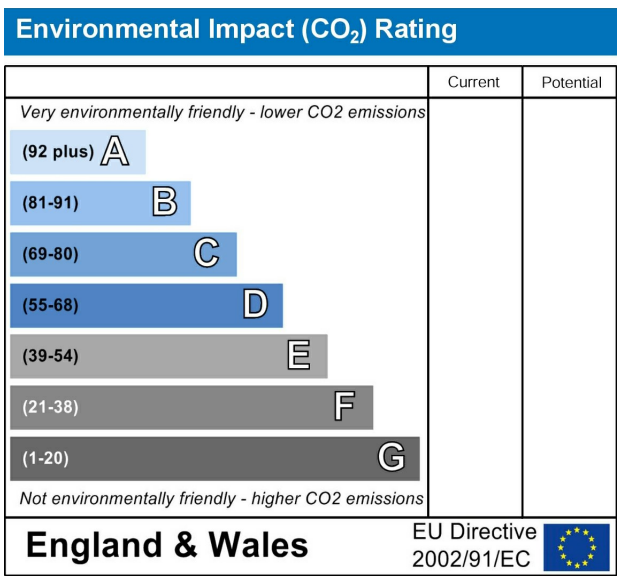
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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