



Towngate, Leyland

£180,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom terraced property, located in a highly sought-after area of Leyland. Full of character, the property is ideally situated close to excellent local schools, shops, and amenities. It also offers convenient access to local motorway links, including the nearby M6 and M61, providing easy connections to all major Northwest towns and cities.

Stepping into the property, you are welcomed by an inviting entrance hallway, where the staircase to the upper level is located. To the left is the spacious lounge, featuring a stunning bay window overlooking the front aspect and a charming log burner fire. Moving through the property, you enter the dining room, which boasts a feature gas fireplace and ample space for a large family dining table. At the rear of the property is the modern kitchen, equipped with an integrated fridge, freezer, and dishwasher, as well as an impressive range cooker. The kitchen also provides access to the rear garden via a single door. A convenient WC, located just off the kitchen, completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, with bedrooms two and three benefiting from integrated storage. The level is completed by a three-piece family bathroom, which includes an over-the-bath shower.

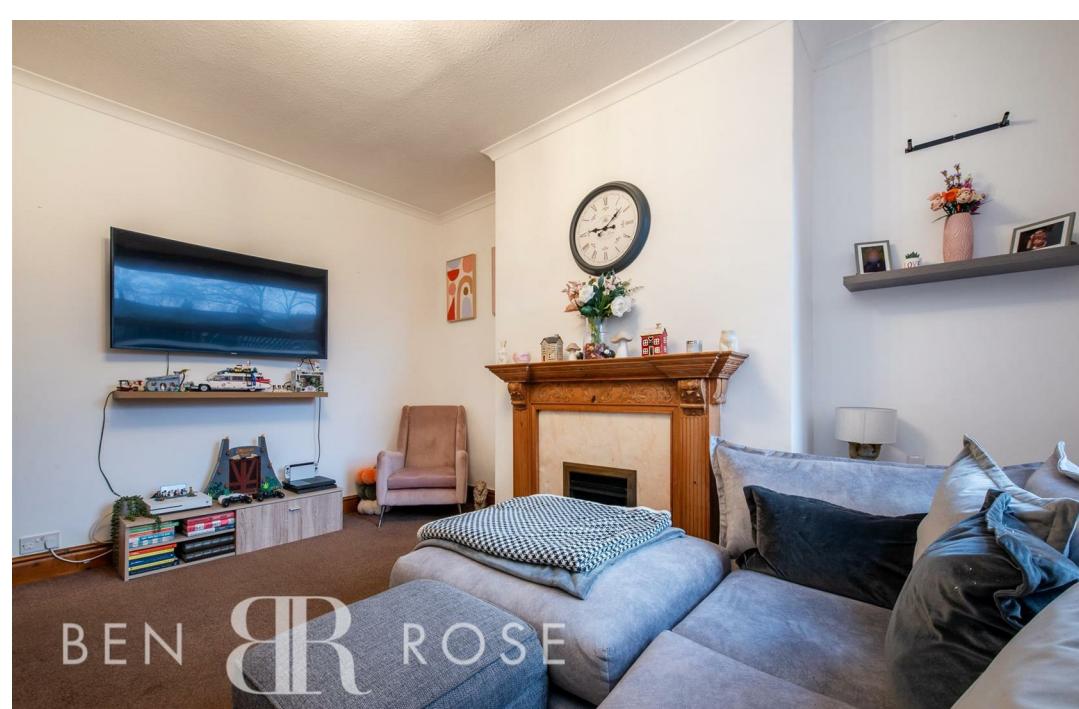
Externally, the front of the property features a private garden with a pathway leading to the front door. To the rear is a generously sized garden comprising a well-maintained lawn and a flagged patio. Additionally, a single detached garage, accessed from the rear, provides extra storage or off-road parking for one vehicle.

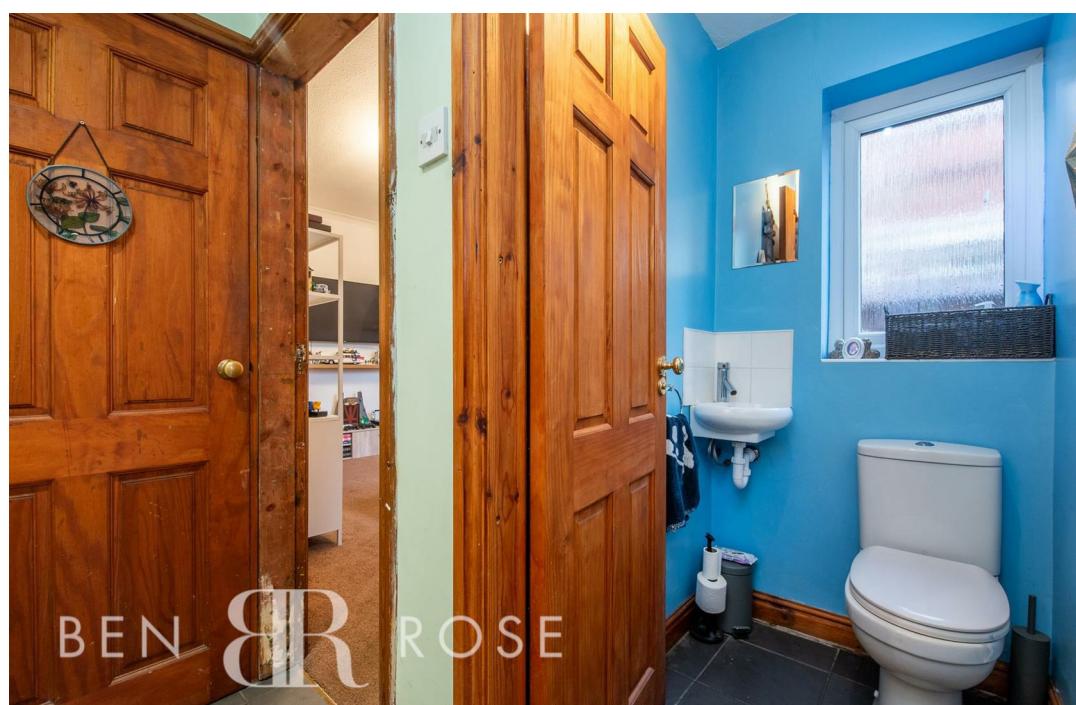


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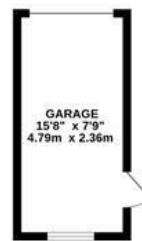
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GROUND FLOOR
652 sq ft. (60.6 sq.m.) approx.



1ST FLOOR
524 sq ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 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		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
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