



**George Street, Leyland**

**Offers Over £190,000**

Ben Rose Estate Agents are pleased to present to the market this three-bedroom semi detached home with no chain, situated in a highly sought-after residential area of Leyland. Ideal for first-time buyers or families looking to take their first step onto the property ladder, this charming home offers a perfect balance of convenience and lifestyle. The property is well-positioned for commuters, with easy access to the M6 and M61, and with the train station being a two minute walk away, providing excellent links to major towns and cities across the North West. Local schools, shops, and a range of excellent amenities are all within easy reach.

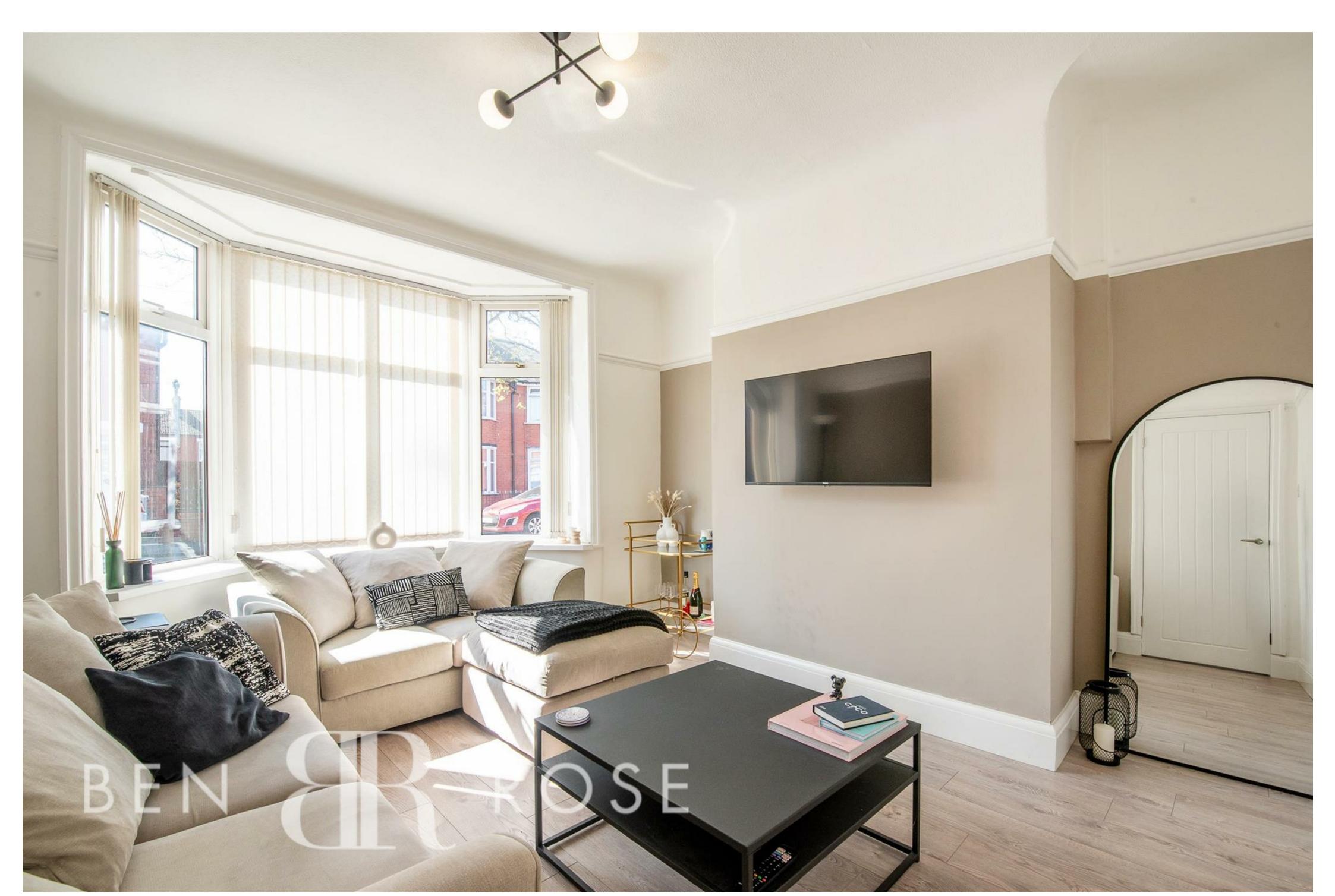
The home has been fully refurbished to a beautiful standard throughout, featuring a brand new kitchen and bathroom. It has been newly plastered, with new radiators, carpets, and flooring installed across the entire property. The décor is finished in neutral tones, offering a fresh and modern feel—ready for new owners to move straight in.

Upon entering the property, you are welcomed by a bright entrance hallway, where a staircase leads to the upper level. To the left, you'll find a spacious lounge featuring a beautiful bay window that overlooks the front aspect. Continuing through, you'll enter the contemporary kitchen/diner, which spans the full width of the home. The newly fitted kitchen includes fully integrated appliances such as a fridge, freezer, oven, hob, microwave, and washing machine. The dining area offers ample space for a large family dining table and benefits from a single patio door that opens out to the rear garden.

Upstairs, there are three well-proportioned bedrooms, with bedroom two benefiting from integrated storage. A modern three-piece family bathroom completes this level.

Externally, the property boasts a private driveway, offering off-road parking for multiple vehicles. To the rear, you'll find a generously sized, low-maintenance garden, primarily laid with flagged patio—perfect for outdoor furniture and relaxing.

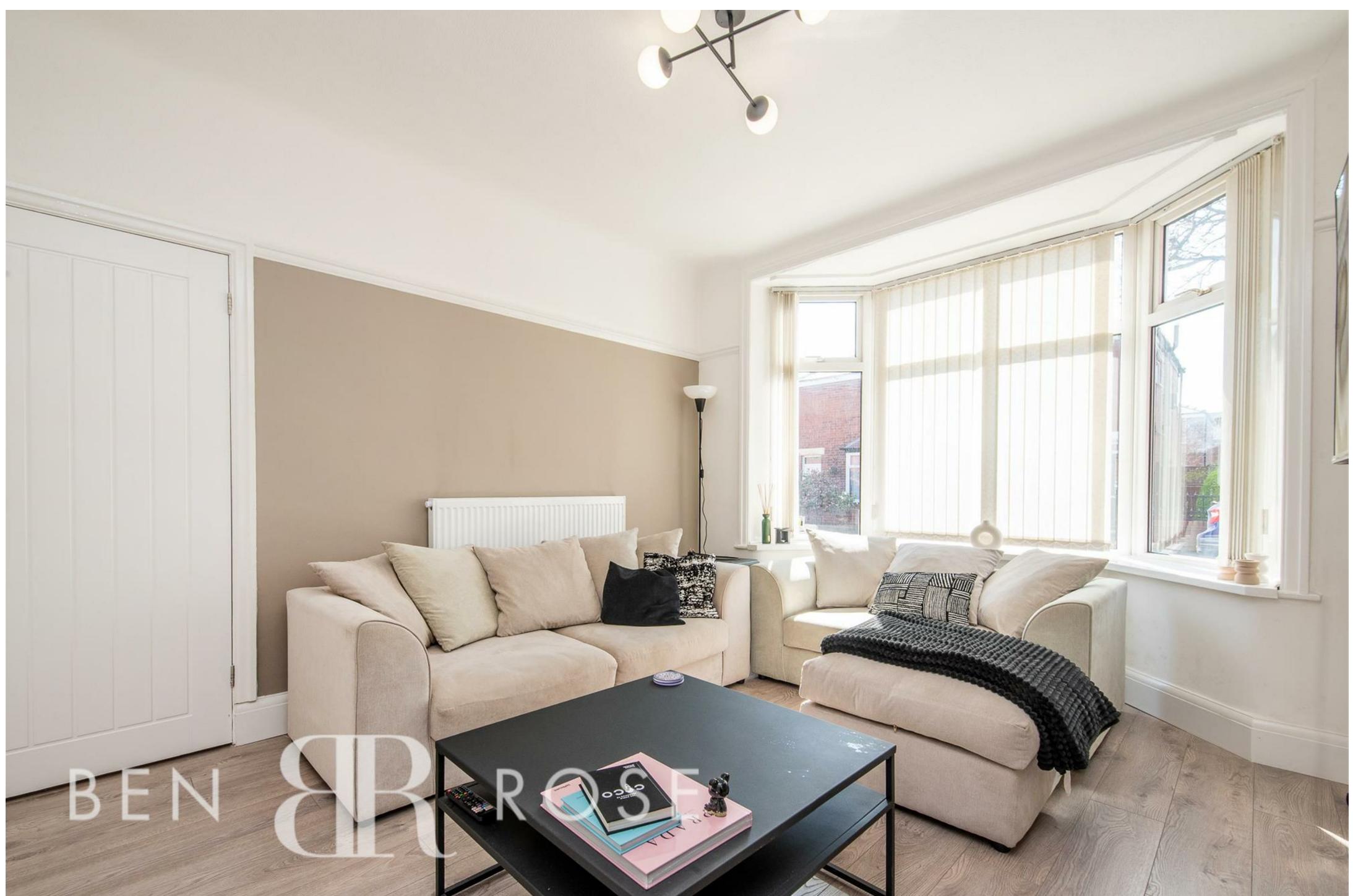
Early viewing is highly recommended to avoid disappointment.

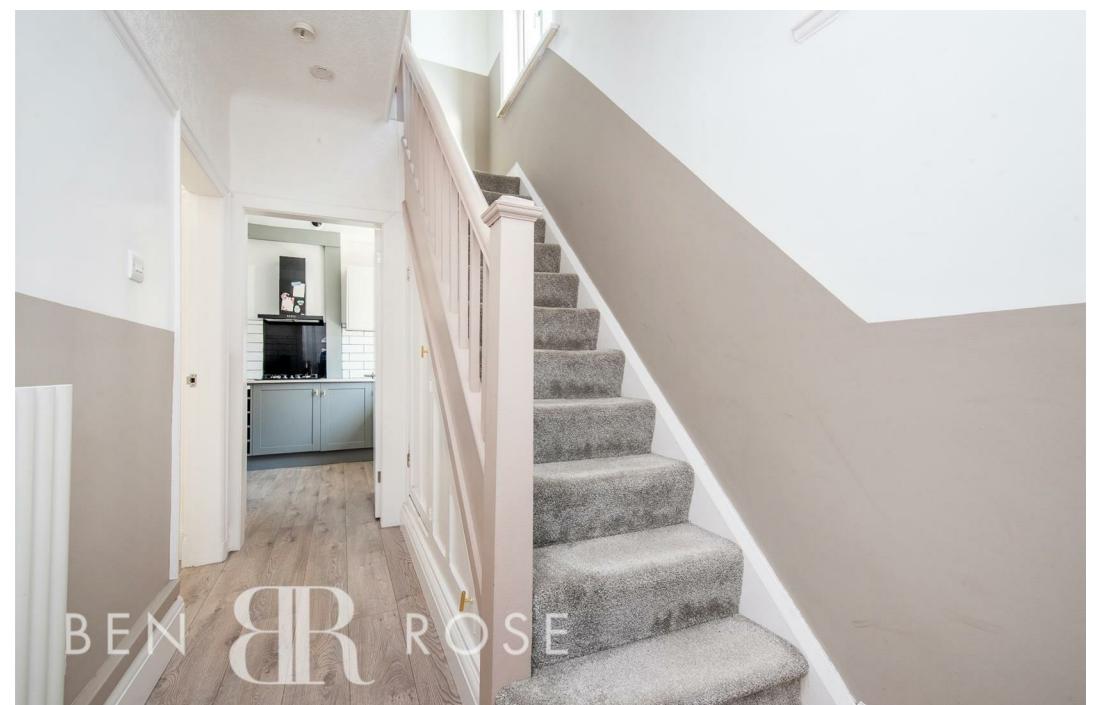


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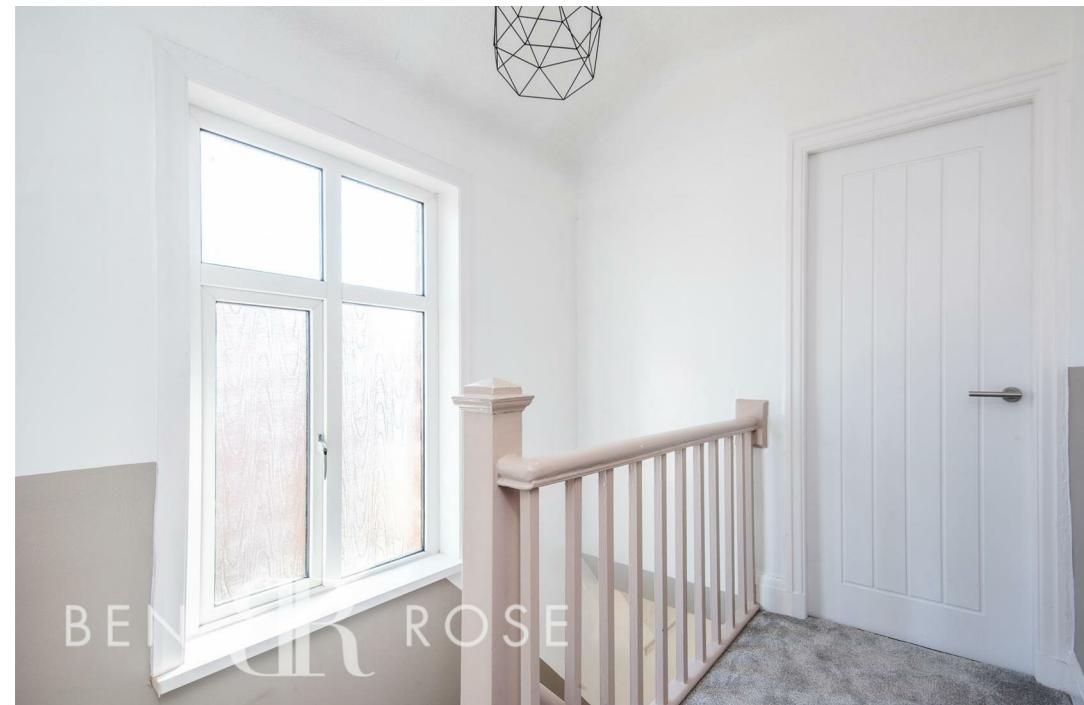
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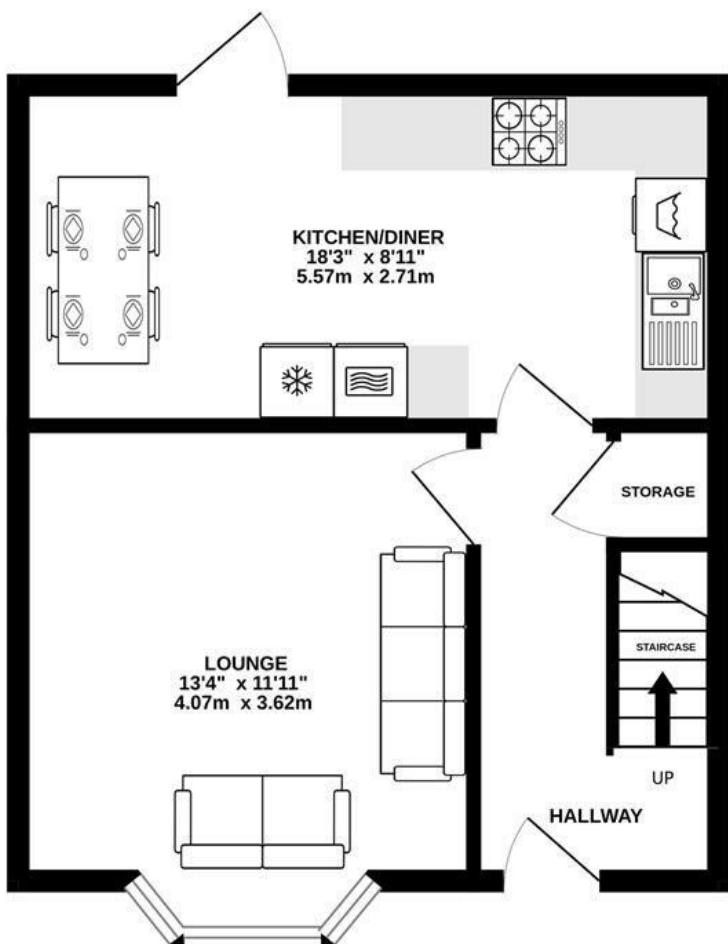




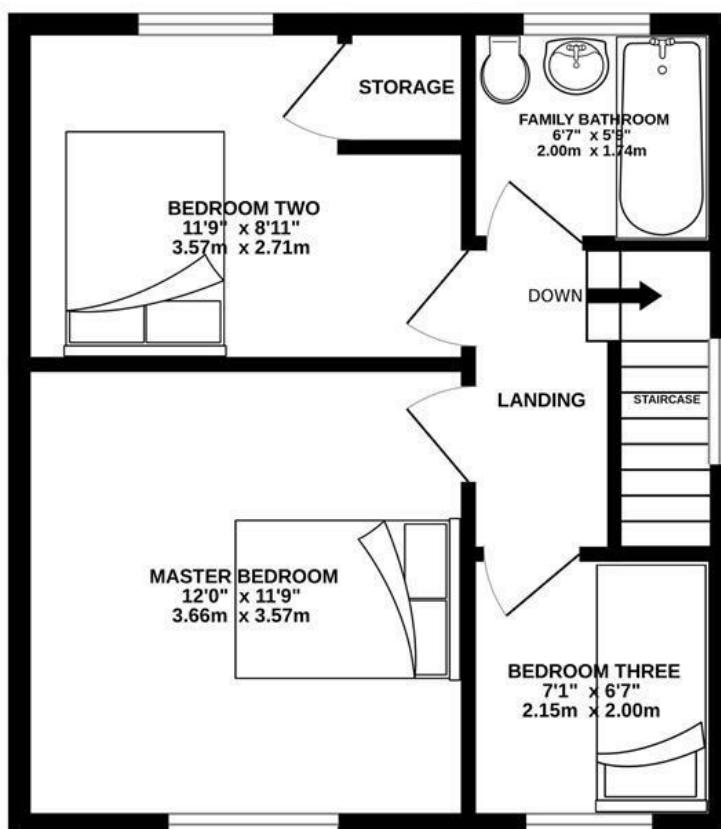


# BEN ROSE

GROUND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.4 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.

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 <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	

