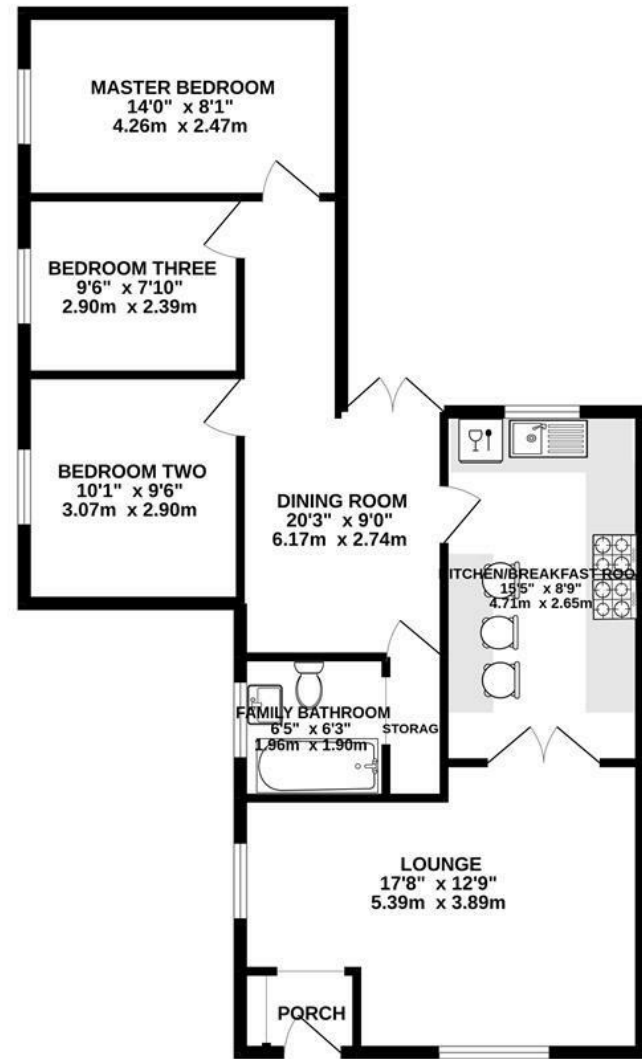


GROUND FLOOR
825 sq.ft. (76.6 sq.m.) approx.

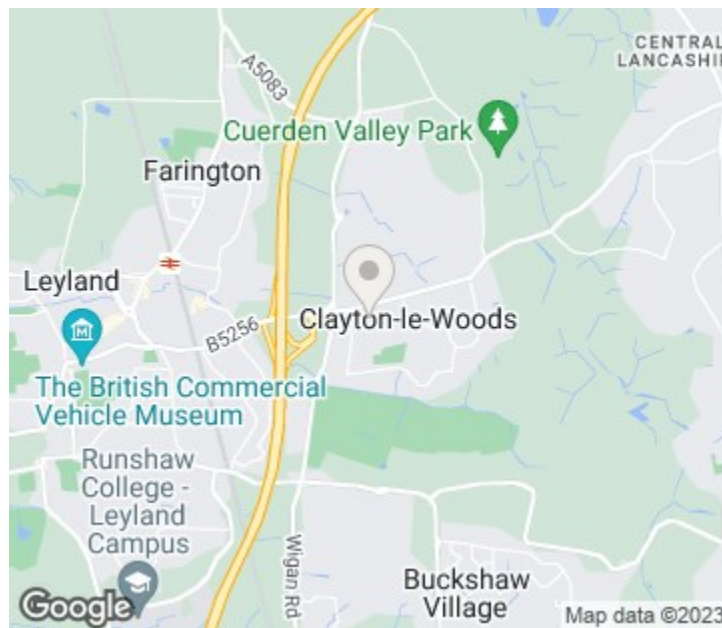


TOTAL FLOOR AREA : 825 sq.ft. (76.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 is given 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
	85
	69

Environmental Impact (CO ₂) Rating	
Current	Potential



BEN  ROSE



Ashurst Road, Leyland

Offers Over £160,000

** This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £160,000 plus Reservation Fee **

Ben Rose Estate Agents are pleased to present to market this three bedroom, extended bungalow located in a quiet cul-de-sac right in the heart of Leyland. This property would make the perfect family home, located only a few minutes drive away from the Leyland town centre and its superb local schools, supermarkets and amenities. There is also fantastic travel links via the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, you're briefly welcomed into the entrance porch where you'll find access to the lounge. This room is generous in its size, receives ample light from both the front and side of the property and allows access to the kitchen/breakfast room via a set of double doors. This room boasts a sufficient amount of worktop space, and integrated appliances such as a double hob/oven and dishwasher, whilst still providing room for any other freestanding appliances to be fitted. A breakfast bar for up to three people can also be found here. Moving through you'll reach the dining room. This room is large enough to comfortably fit a large family dining table and provides access to the garden via another set of double doors. Some storage space, along with access to the three piece family bathroom comprising of a bath and over the bath shower can also be found here.

Back through the dining room you'll find three decent sized bedrooms, all sufficient in their size to comfortably fit double beds and external storage.

Externally, to the front of the property is a driveway with space for up to three cars leading up to a single garage. Here you'll also find a small lawn area and an apple tree. To the rear of the property you'll find a garden that wraps around the property, this space is both paved and lawned throughout and provides sufficient room for sheds, or outdoor seating to be placed.

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

BEN  ROSE

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