



Mosley Street, Leyland

Offers Over £140,000

Ben Rose Estate Agents are pleased to present to market this well maintained, charming three-bedroom, mid-terraced home, ideally situated in a central area of Leyland. Offering convenient access to a range of local amenities and excellent transport links, this property would make an ideal purchase for first-time buyers looking to step onto the property ladder and enjoy a comfortable, well-located home.

Upon entering through the entrance porch, you are welcomed into the entrance hall, which provides access to the main living areas and benefits from generous under-stair storage. The lounge is positioned to the front of the property and features a large front-facing window, allowing plenty of natural light to fill the room. Finished with laminate flooring, this bright and inviting space provides a comfortable setting for relaxing.

Moving through the property, you will find the spacious kitchen/dining room, which forms the heart of the home. Offering ample room for a large family dining table, this versatile space also benefits from built-in storage and potential to revive the charming log-burning fire. The kitchen/dining room provides convenient external access to the rear garden, along with internal access to the staircase leading to the first floor.

Ascending the stairs, you will find three bedrooms, two of which are generously proportioned and comfortably accommodate double beds. The third bedroom offers flexibility to suit a variety of needs and would make an ideal home office or study. Completing the first floor is the three-piece family bathroom, fitted with a bath and an over-bath shower for added convenience.

Externally, there is the option for on-road parking to the front of the property. To the rear, the good-sized yard is primarily paved throughout for ease of maintenance, with a brick outbuilding for storage and gated access to the rear ginnel providing additional privacy and security. Additional noteworthy features include fitted blinds throughout.







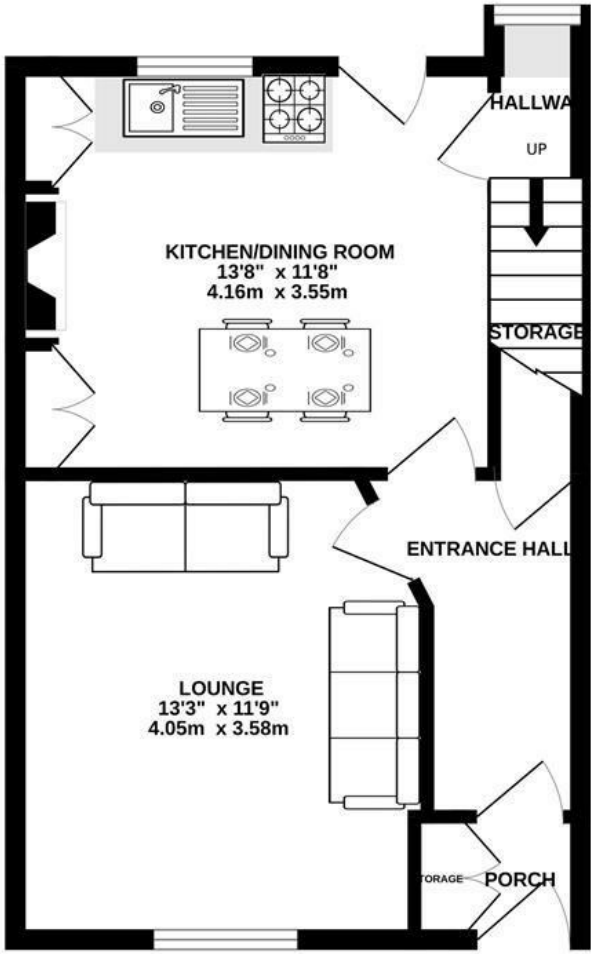




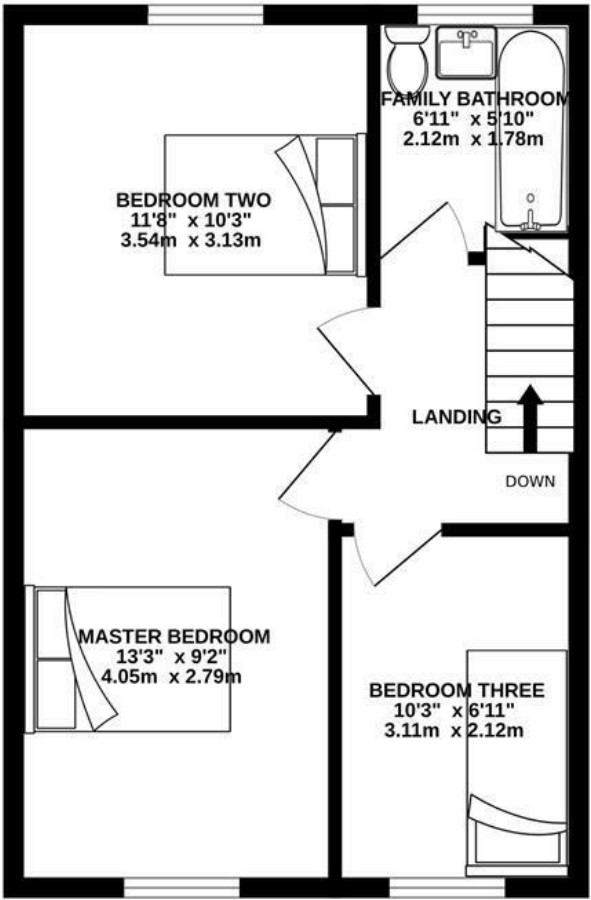


BEN ROSE

GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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	73	85
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



