



## Woodlands Drive, Leyland

**Offers Over £165,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom terrace property, ideal for first-time buyers seeking a home ready to move into. The property has been refreshed throughout the ground floor with modern updates including redecoration and rewiring, making it a fantastic opportunity for those looking for a stylish yet affordable home. Situated in the heart of Leyland, the home enjoys excellent local amenities, including shops, supermarkets, schools, and leisure facilities. Leyland train station is close by, providing convenient links to Preston, Manchester, and beyond, while bus routes run regularly through the area. For those who commute by car, the M6 and M61 motorways are within easy reach, connecting you to nearby towns and cities such as Preston, Chorley, and Southport.

Stepping inside, you are welcomed into a bright entrance hall which leads through to the spacious lounge/diner at the front of the home. This inviting space has been tastefully redecorated and features a fireplace as its focal point, along with French doors that open out to the rear garden, allowing for plenty of natural light. Moving through, the modern kitchen has been fitted to a high standard, complete with an integrated dishwasher, and offers a practical layout with a useful utility cupboard providing space for a washer. From here, the kitchen flows seamlessly into the conservatory at the rear, creating a wonderful spot for dining or relaxing while overlooking the garden.

To the first floor, the home boasts three well-proportioned bedrooms, providing ample space for a small family or those working from home. The floor also features a shower room with a separate WC for added convenience. The upstairs is largely a blank canvas, offering the perfect opportunity for the new owner to add their own personal touch and style to suit their needs.

Externally, the property benefits from a newly laid driveway at the front, providing off-road parking for up to two vehicles. To the rear is a lovely and private garden, mainly laid to lawn and framed by mature hedging, creating a peaceful outdoor retreat. Beyond the hedging, the garden extends slightly further, offering additional outdoor space.

Overall, this home combines modern updates with excellent potential and is perfectly placed for first-time buyers looking to establish themselves in a sought-after area.





















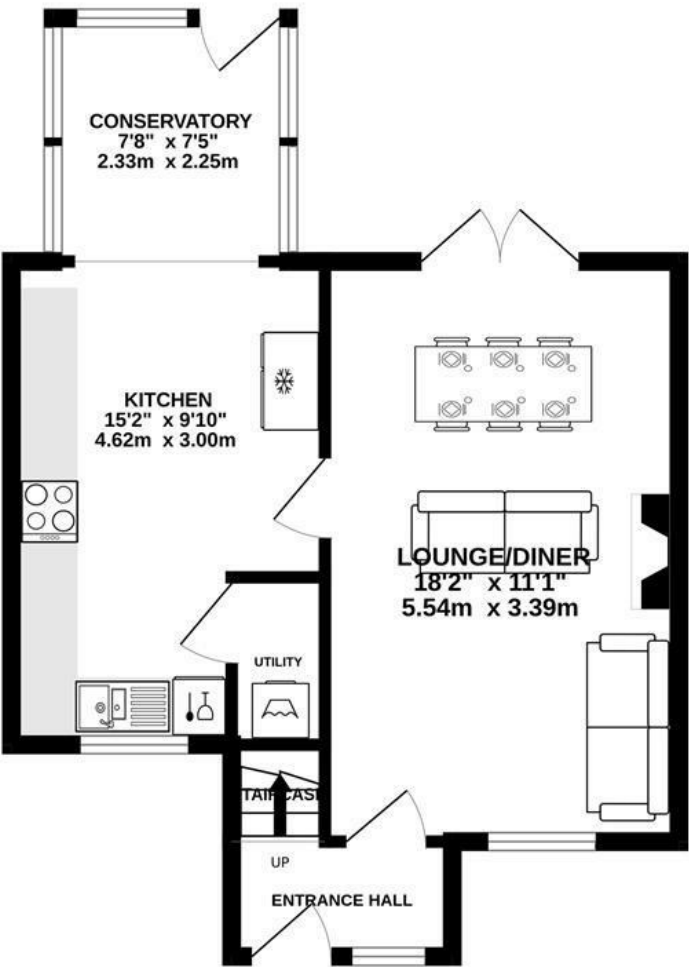




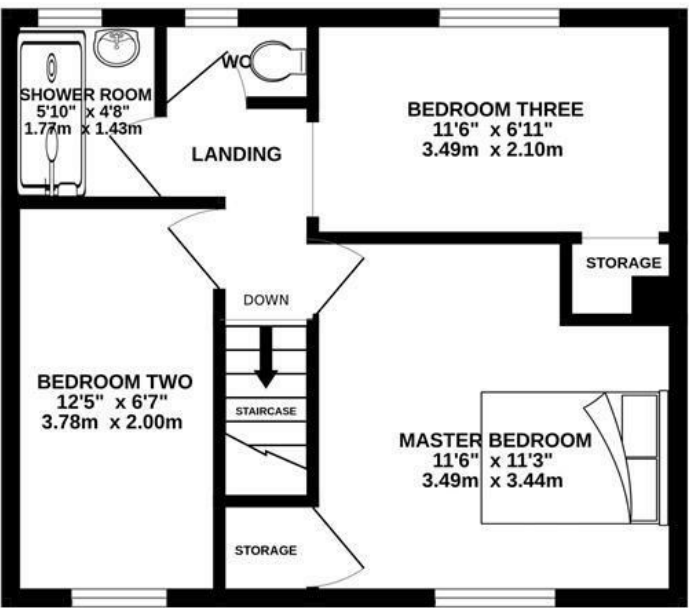


# BEN ROSE

GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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		
	74	78
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	

