



## Newton Close, Leyland

**Guide Price £165,000**

Ben Rose Estate Agents are pleased to present to market this spacious three-bedroom semi-detached home positioned on a substantial corner plot in a quiet cul-de-sac in Leyland. Offered for sale via auction, this property presents an excellent opportunity for families or buyers looking for a project, with generous internal space and clear potential to modernise and add value. The location is well placed for everyday convenience, with nearby shops, supermarkets, schools and leisure facilities all within easy reach. There are strong transport links close by, including regular bus routes, nearby train stations and straightforward access to major motorway networks connecting to Preston, Chorley and surrounding Lancashire towns.

Stepping through a small entrance porch, you arrive in a good-sized hallway with a window bringing in natural light and access to the main ground floor rooms as well as the staircase. The main lounge is notably large and centres around a fireplace, offering plenty of room for family seating. Double doors lead through to a generous kitchen/diner that overlooks the garden and includes useful understairs storage, though it would benefit from refurbishment and updating. From the dining area there is access into a garden room, providing flexible additional living space and featuring a convenient ground floor W/C.

Moving upstairs, the spacious landing includes a window and connects to all first floor rooms. There are two well-proportioned double bedrooms, both with fitted wardrobes, along with a good sized single bedroom suitable for a child's room, nursery or home office. A shower room serves this floor. A further pull down staircase leads to an additional loft room with a window and eaves storage, offering versatile extra space for hobbies or occasional use.

Externally, the property stands out for its plot size. To the front is a driveway providing side-by-side parking for two vehicles along with a pleasant front garden. To the side, behind gated access, is an additional driveway area with space for two more vehicles or a caravan. The rear garden is particularly large and not overlooked, featuring a mix of artificial lawn, decorative stone areas, planting and mature trees. A huge garage sits within the plot and offers excellent scope for use as a workshop or potential annex conversion, subject to the relevant permissions. Overall, this is a sizeable home with flexible living space and outstanding outdoor areas, ideal for buyers ready to modernise and create a long-term family property.

### 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. 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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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.

























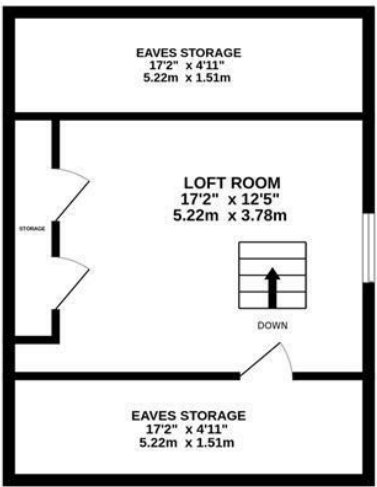
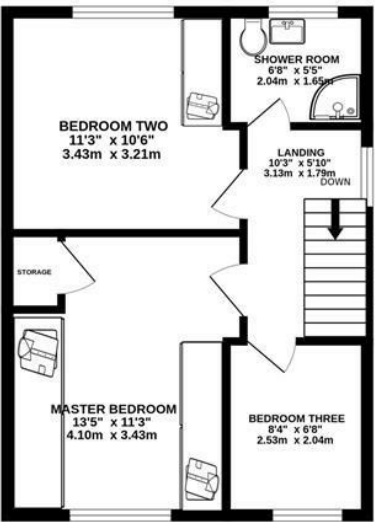
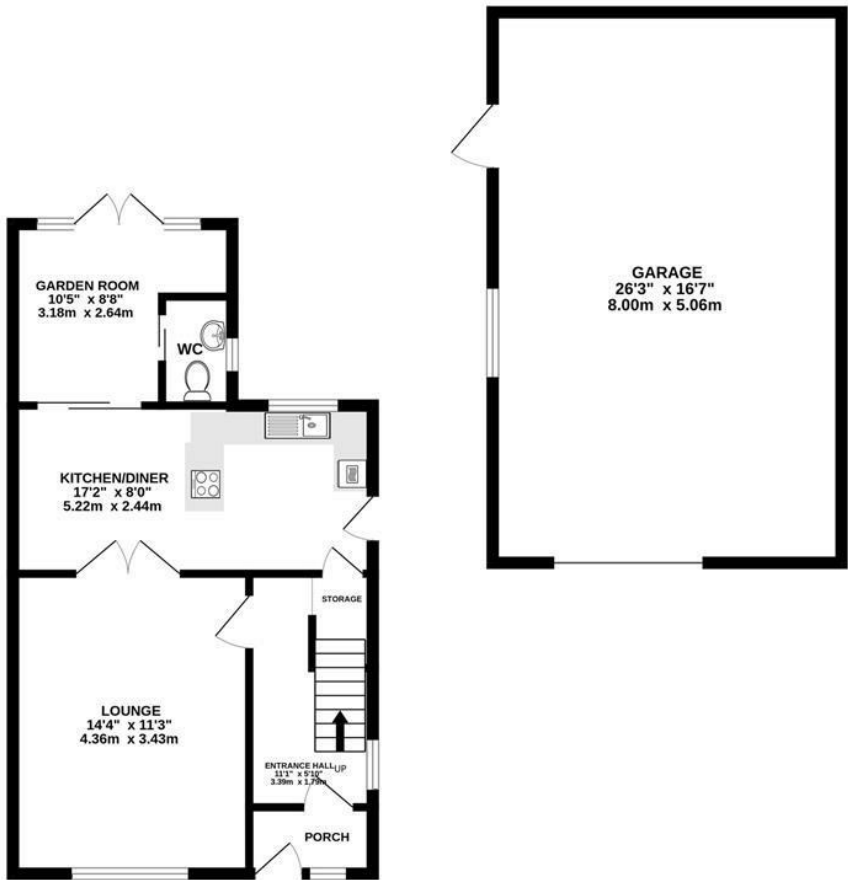


BEN ROSE

GROUND FLOOR  
908 sq.ft. (84.4 sq.m.) approx.

1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.

2ND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1701 sq.ft. (158.1 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	

