BEN ROSE



South View Terrace, Leyland

Offers Over £149,950

Ben Rose Estate Agents are pleased to present to market this charming mid-terrace property in Leyland, offering generous living accommodation, three well-proportioned bedrooms and a converted attic, making it an excellent choice for growing families and first-time buyers alike. The home retains a wealth of original character, including high ceilings, original wooden flooring and traditional cast iron fireplaces, creating a lovely blend of period charm and everyday practicality. Situated in a convenient location, the property is well placed for a range of local amenities, including shops, supermarkets, schools and leisure facilities, whilst nearby Leyland town centre offers further shopping and dining options. For commuters, Leyland railway station provides services towards Preston and Manchester, with regular bus routes also available throughout the surrounding area. Excellent road connections can be found via the A6 and M6, M61 and M65 motorways, providing convenient access to Preston, Chorley, Blackburn and the wider North West.

Entering the property, you are welcomed by a vestibule leading into the entrance hall, which provides access to the principal ground floor rooms and benefits from useful built-in storage. Firstly, the spacious lounge offers a comfortable setting for relaxing with family, with plenty of natural light enhancing the room and a fireplace providing an attractive focal point. Continuing through the property, the separate dining room offers ample space for a sizeable family dining table, making it ideal for everyday meals and entertaining guests. To the rear, the well-appointed kitchen provides plenty of worktop space and cupboard storage, offering a practical environment for preparing meals whilst making good use of the available space.

Heading upstairs, the landing provides access to three good-sized bedrooms, all retaining their original wooden flooring and adding to the home's character. The master bedroom and second bedroom are both comfortable doubles, with the master bedroom further benefiting from built-in wardrobes, providing convenient storage, whilst both rooms feature original cast iron fireplaces that create charming period focal points. The third bedroom offers excellent versatility, making it ideal as a child's bedroom, nursery or home office depending on the needs of the household. Completing the first floor is a modern, fully tiled four-piece family bathroom, providing a well-appointed space to serve the bedrooms. Stairs from the landing lead up to the converted attic, where two skylights allow natural light to fill this sizeable additional space. Generous loft storage to either side further enhances its practicality, offering useful additional room for a variety of household needs.

Externally, the property benefits from an enclosed, paved rear yard, providing a low-maintenance outdoor space with room for a bistro set or garden furniture, ideal for enjoying a morning coffee or relaxing outdoors during warmer weather. Recent roof repairs have also been carried out, offering an additional point of reassurance for prospective buyers. Combining spacious accommodation, versatile additional attic space and an abundance of original character, this attractive home presents an excellent opportunity for families and first-time buyers seeking a property with plenty of potential in a convenient Leyland location.


Hotpoint








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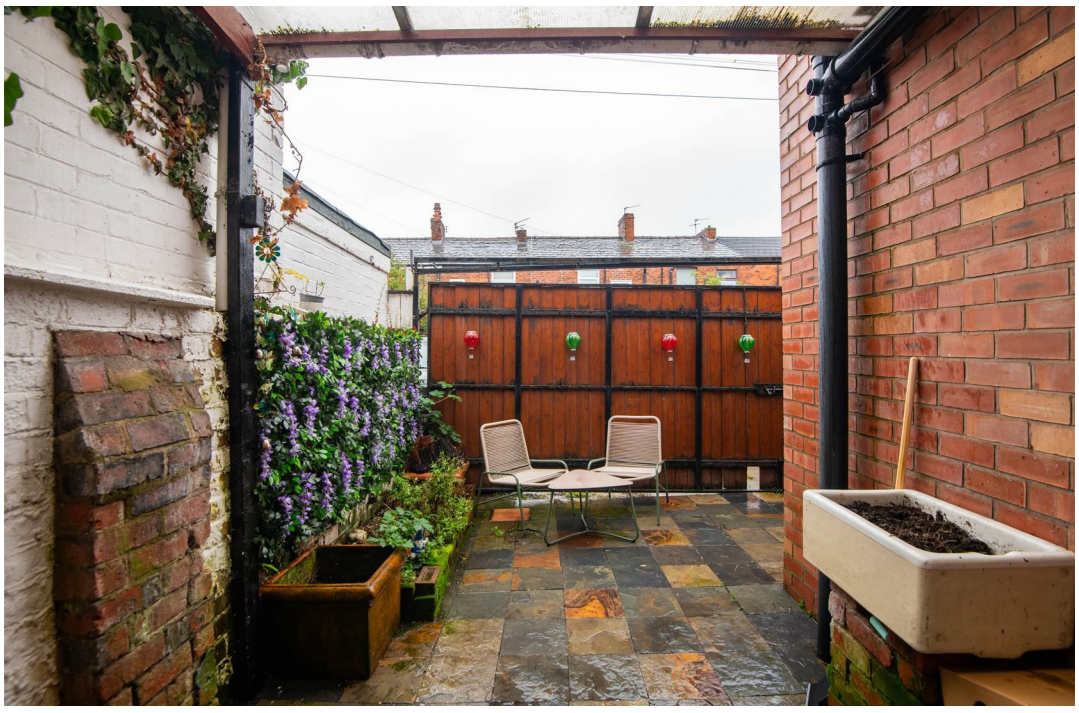







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BEN ROSE

GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.

1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.

2ND FLOOR
247 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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 as to their operability or efficiency can be given.
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