



## Balshaw Road, Leyland

**Offers Over £165,000**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom terrace, offered with NO CHAIN and having recently undergone a thoughtful refresh throughout. This lovely home is ideally suited for first-time buyers, with a newly fitted kitchen and a stylish media wall in the lounge adding a contemporary touch. Situated in the ever-popular town of Leyland, the property benefits from excellent local amenities including shops, schools, and parks, while also offering superb travel links. Leyland Train Station is only a short distance away, with regular services to Preston and Manchester, and the nearby M6 and M61 motorways provide swift connections across the North West. In addition, Chorley and Preston town centres are just a short drive away, offering further shopping, dining, and leisure options.

Stepping inside, you are welcomed by a bright reception hall with access to the staircase leading to the first floor. To the front sits the spacious lounge, beautifully enhanced by a bay window that floods the room with natural light, alongside a stunning media wall complete with display shelving, integrated storage and lighting, and a feature fireplace. Moving through to the rear, you'll find the heart of the home in the newly fitted kitchen/diner. This space offers a modern range of cabinets and worktops, with the sink thoughtfully placed in the rear bay window overlooking the garden. There is also handy under stair storage, making the most of the available space.

To the first floor, the home offers three well-proportioned bedrooms, two of which are generous doubles. The master bedroom is enhanced by a traditional fireplace, adding character to the room. A further single bedroom provides versatility as a guest room, nursery, or study. Completing the floor is a contemporary three-piece family bathroom, featuring an over-bath shower.

Externally, the property benefits from a driveway to the front, offering off-road parking for one vehicle. To the rear, you'll discover a secluded garden that offers both practicality and a relaxing retreat. The garden is laid mainly to lawn with a raised decked patio area, perfect for outdoor dining or entertaining. Beyond this, an additional section leads down to a shed space, providing further storage. You'll also find a useful outbuilding and a utility space conveniently positioned just off the rear door.

Altogether, this is a beautifully refreshed home that is ready to move straight into, offering an excellent opportunity for first-time buyers in a fantastic location.







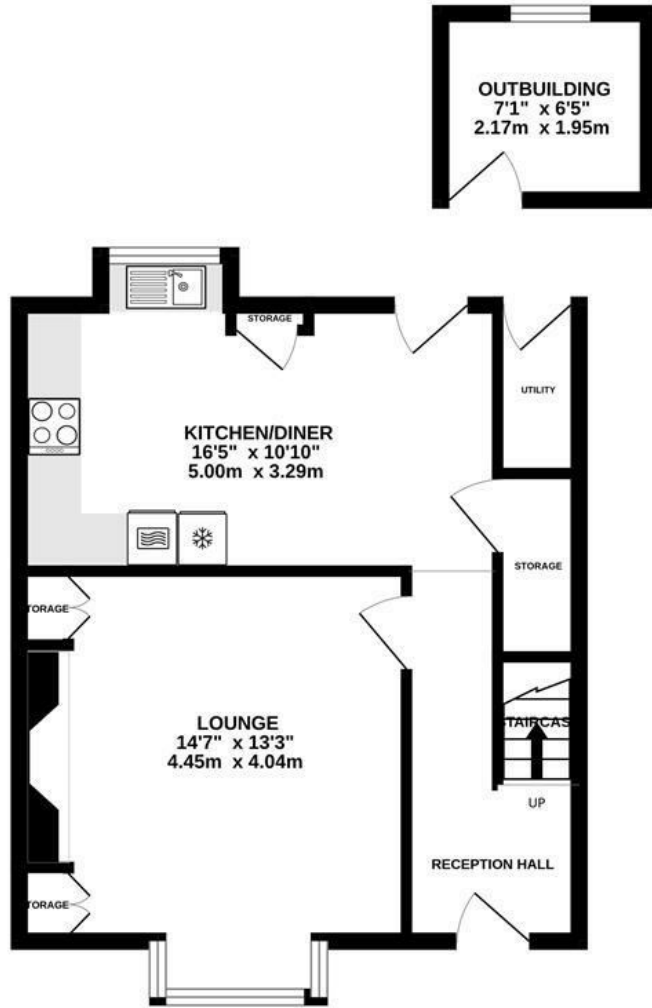




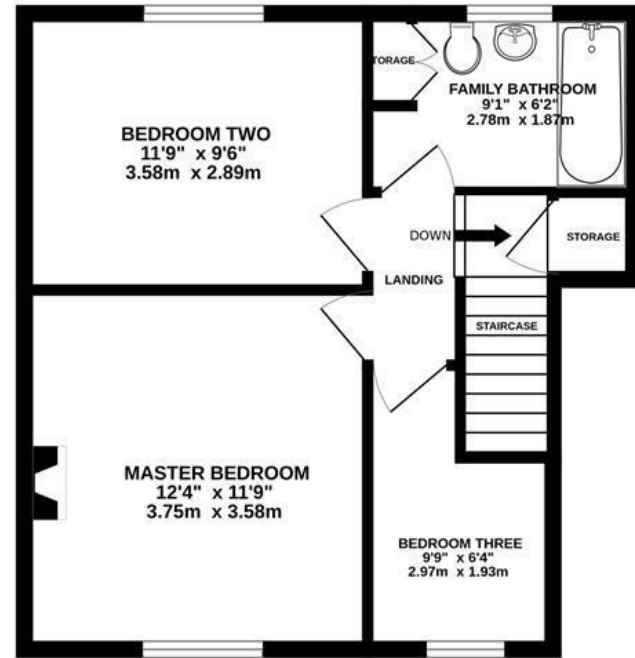


# BEN ROSE

GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.

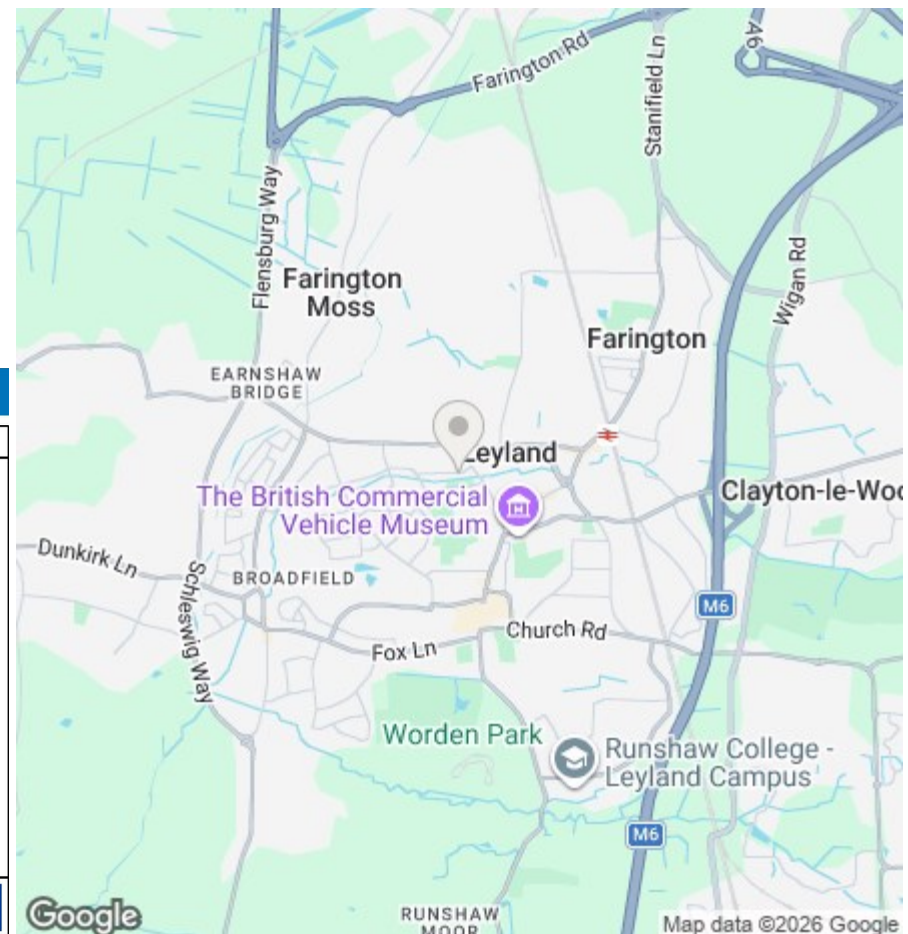


TOTAL FLOOR AREA : 888 sq.ft. (82.5 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>73</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	