



Leyland Lane, Leyland

Offers Over £109,950

****Attention Investors - this property is being sold with tenant in situ****

Ben Rose Estate Agents are pleased to present to market this modern two-bedroom, third-floor apartment, ideally situated in the heart of Leyland town centre. Marketed with a tenant in situ, this makes an appealing opportunity for buy-to-let investors seeking a property with an existing tenant. Both Chorley and Leyland town centres are just a short drive away, while excellent local schools, supermarkets and everyday amenities are close at hand. The property also benefits from fantastic transport links via the nearby train station, making it a convenient choice for commuters. Early viewing is highly recommended to avoid potential disappointment.

Upon entering the apartment, you are welcomed into a bright and inviting entrance hall, providing access to all rooms. Immediately to the right, there are two integrated storage spaces, one of which houses the boiler. Continuing through the apartment, you will find the good-sized family bathroom, fitted with both a bath and an overhead shower.

The open-plan kitchen and dining area, located at the end of the hall, offers plenty of room for a family dining table seating four, creating a practical space for everyday meals and entertaining. The kitchen is fitted with complimentary worktops, an integrated hob and oven, and space for freestanding appliances. Adjacent to the dining area, the spacious living room benefits from a bay window and Juliet balcony, allowing plenty of natural light to fill the room. There is also ample space to accommodate a three-piece sofa suite, making this a comfortable area in which to relax.

Returning to the entrance hall, you will find two well-proportioned bedrooms, both comfortably accommodating double beds and offering space for additional storage, providing practical and versatile accommodation.

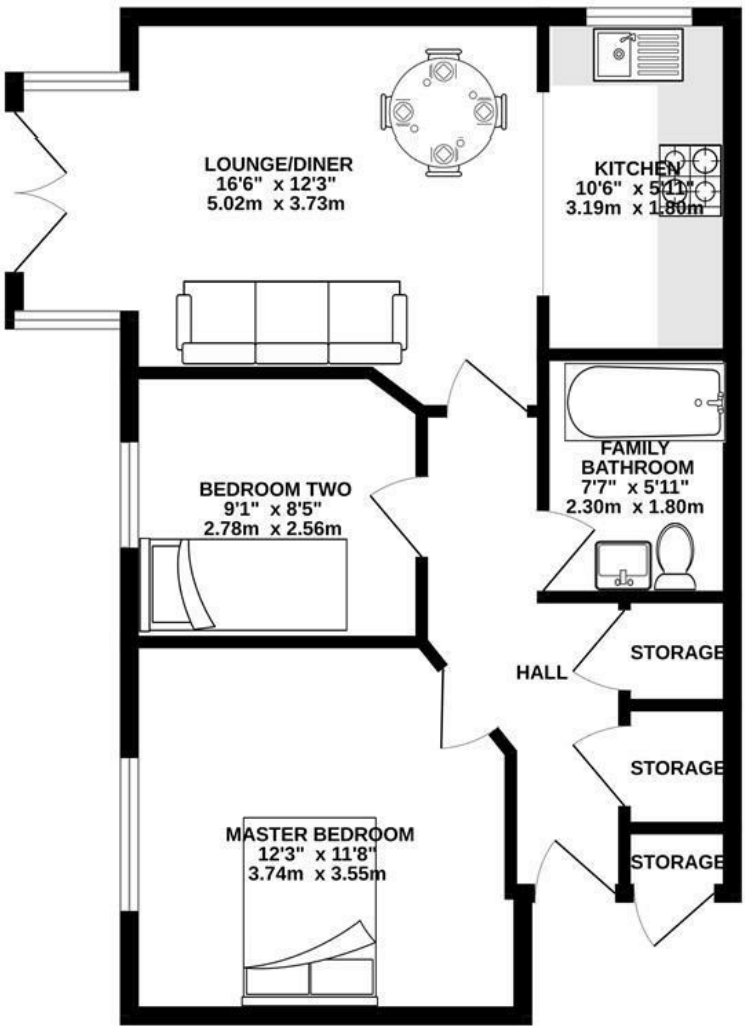
Externally, the property benefits from an allocated parking bay to the rear, adding further convenience to this well-located apartment and enhancing its appeal as an investment opportunity.





BEN ROSE

GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.4 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		79
(55-68) D	59	
(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	

