BEN ROSE



Woburn Green, Leyland £35,000

This property is part of the Shared Ownership Scheme and is subject to restrictions under this scheme. This advert is to own 25% of the property, with New Progress Housing owning the other 75%. - the property can however be purchased at an increased percentage. For enquiries regarding applications and eligibility please contact our office or visit the relevant company website link below for more details

Ben Rose Estate Agents are pleased to present to market this mid-terraced home, offering excellent potential for those looking to modernise and add their own style. Situated within a sought-after residential area of Leyland, the property is well suited to families and couples alike. Leyland town centre is close by, providing a wide selection of shops, bars, restaurants, pubs and schools. For commuters, Leyland train station offers direct rail links to Preston, Manchester and Liverpool, while excellent bus services connect Leyland with Preston and Chorley. The property also benefits from convenient access to the M6, M61 and M65 motorway networks, making travel across the region straightforward.

Entering the home through the vestibule, you are welcomed into a spacious, full-width lounge that provides a generous living space with plenty of natural light, ideal for relaxing or entertaining. To the rear of the property is the kitchen and dining area, fitted with a range of units and offering ample space for family dining. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living and allowing the room to be filled with light.

The first floor comprises a well-proportioned master double bedroom, offering comfortable accommodation, alongside a second single bedroom which could also serve as a home office or nursery. Completing this level is a three-piece family shower room, providing practical facilities for everyday living. The layout offers scope for reconfiguration or updating to suit individual needs.

Externally, the property benefits from off-road parking for up to two vehicles to the front. To the rear is a private garden featuring a paved patio seating area and a lawn, offering a pleasant outdoor space with potential to enhance further. Overall, this home presents a fantastic opportunity to create a personalised property in a highly convenient and popular Leyland location.






method




SOIRÉE D'OPÉRA
À PARIS




LITHOGRAPHICS
ORIGINALES







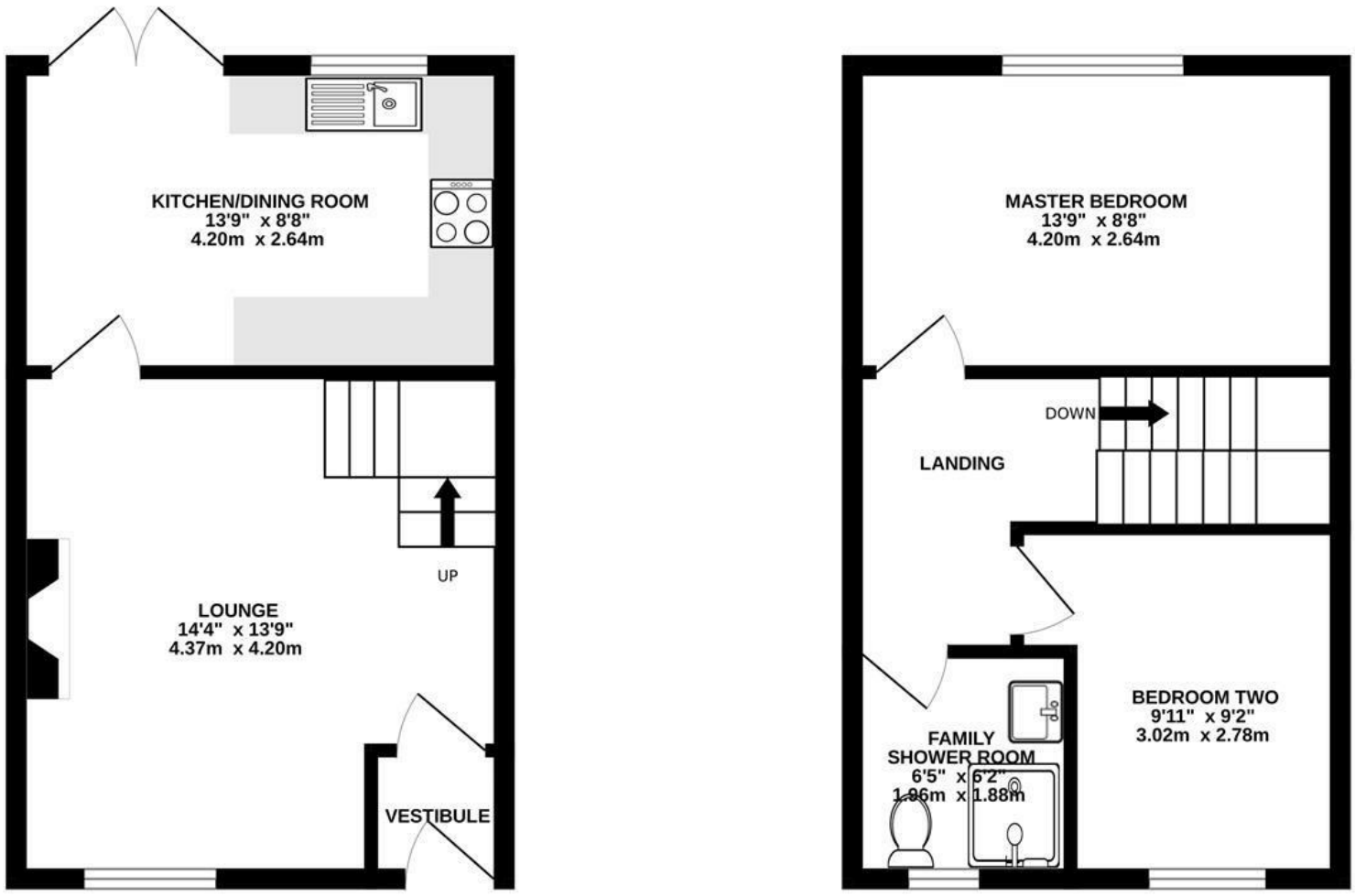


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BEN ROSE

GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.

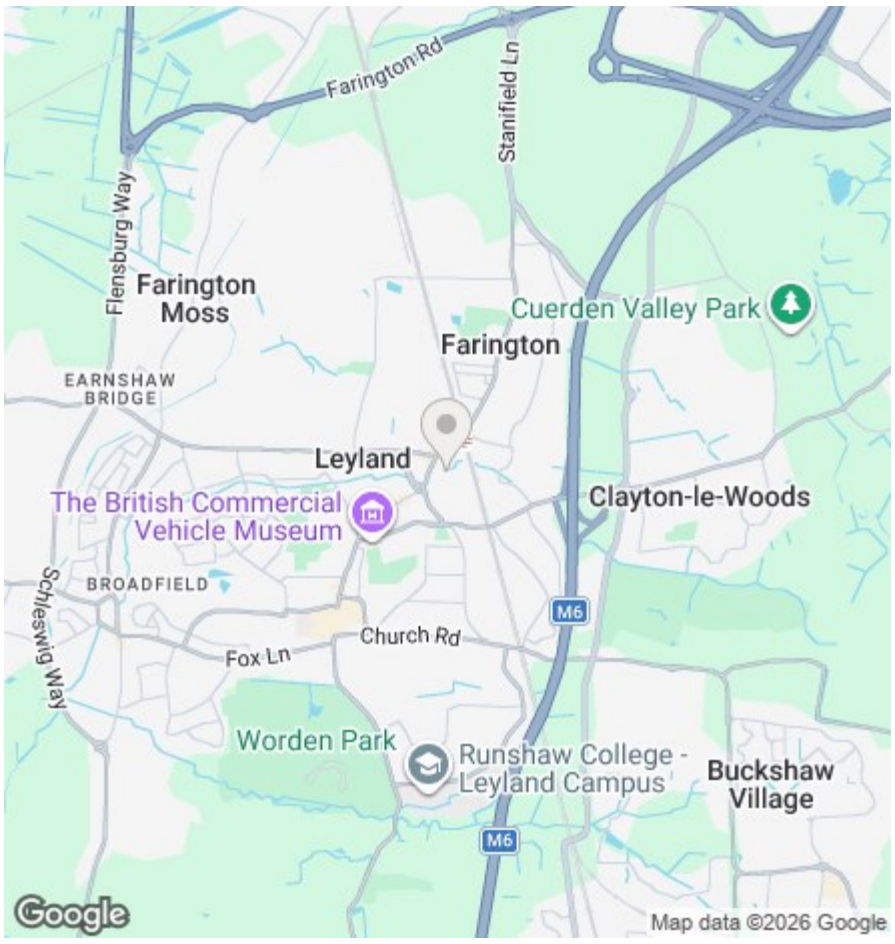
1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.

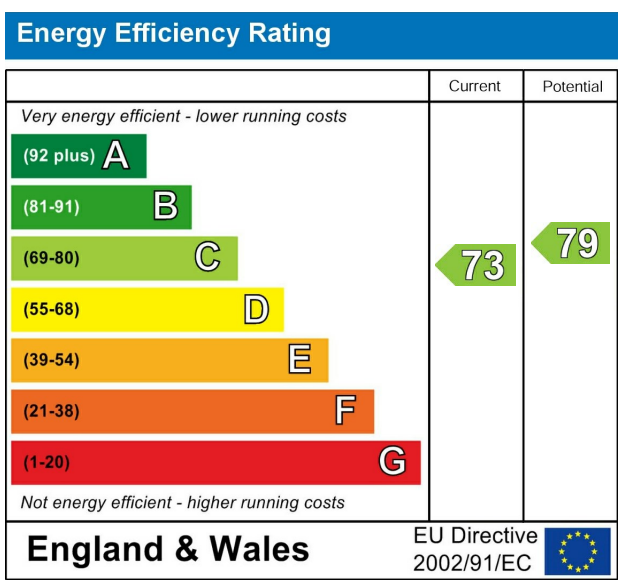


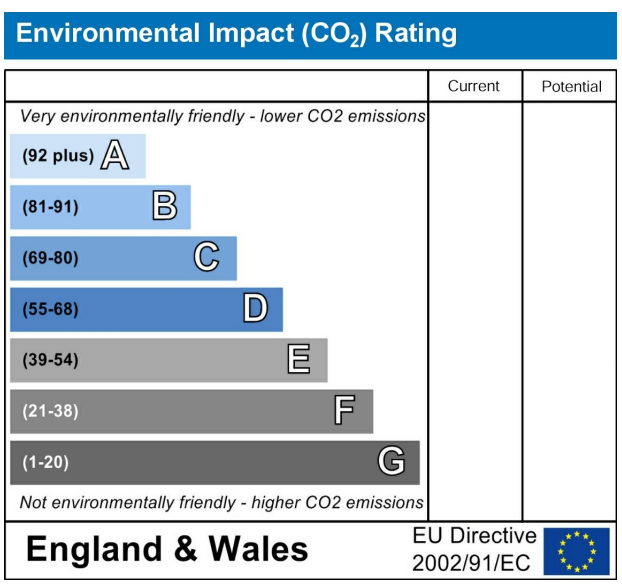
TOTAL FLOOR AREA : 628 sq.ft. (58.4 sq.m.) approx.

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.







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