



Pasture Field Close, Leyland

£165,000

Ben Rose Estate Agents are pleased to present to market this two bedroom detached true bungalow, ideally located in the popular town of Leyland. Offered chain free, this property presents an excellent opportunity for buyers seeking single-level living, particularly those considering retirement, downsizing or anyone looking for a home that can be adapted to suit their needs. While the property is in need of modernisation and cosmetic improvement, it offers generous room sizes and excellent potential. Leyland provides a wide range of everyday amenities including supermarkets, local shops, medical centres and leisure facilities, along with parks and pleasant walking areas. The town also benefits from strong transport links, with Leyland train station providing connections to Preston, Manchester and surrounding areas, regular bus services, and convenient access to the M6, M61 and M65 motorway networks.

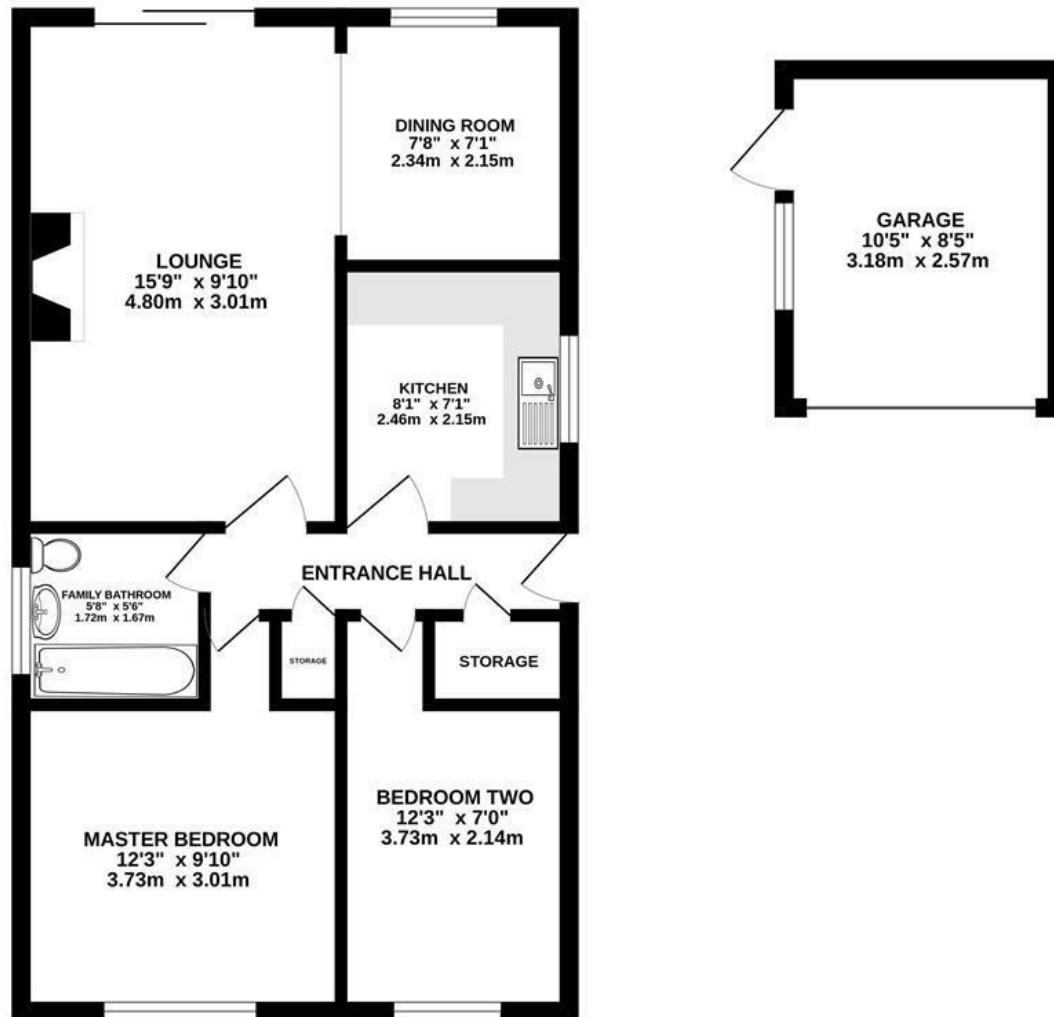
The property is entered via an entrance hall to the side of the property, which provides access to all rooms, creating a practical and easily manageable layout. To one side is a functional kitchen, offering a workable space with scope for updating. The main living area is a particularly strong feature of the home, comprising a very large lounge with a fireplace and sliding doors opening out to the rear garden, allowing plenty of natural light into the room. Leading from the lounge is a separate dining area, which could equally be used as a hobby room, craft room or reading space. Also located on this level are two double bedrooms, along with a bathroom fitted with a three-piece suite. The hallway also benefits from two useful storage cupboards, adding valuable practicality. As a true bungalow, all accommodation is arranged across one level, making the home especially suitable for buyers looking to avoid stairs while still benefiting from well proportioned rooms and flexible living space. The internal layout offers excellent potential for reconfiguration or modernisation.

Externally, the property offers a driveway providing off-road parking for two vehicles, along with access to a good sized garage offering further parking or storage. To the front is a pleasant lawned garden, creating an attractive approach to the home. To the rear, there is a low-maintenance garden featuring artificial grass, flagged patio areas and established bushes and small trees, forming a lovely and private outdoor space that is easy to care for. In conclusion, this chain-free bungalow represents a fantastic opportunity to acquire a detached, single-level home in a convenient Leyland location, offering generous living space and the potential to be transformed into a comfortable and beautiful long-term home.





GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.

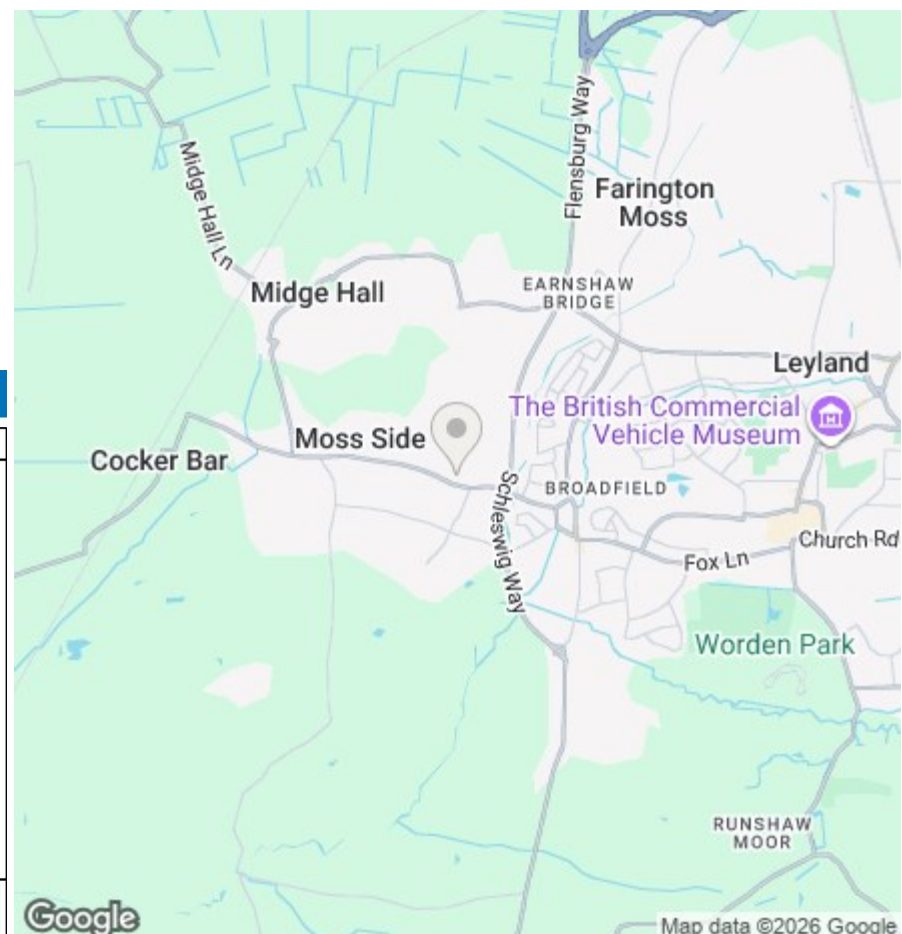


TOTAL FLOOR AREA : 600 sq.ft. (55.7 sq.m.) approx.

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		
	71	89
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	