



**Low Green, Leyland**

**Offers Over £170,000**

Ben Rose Estate Agents are pleased to present to market this lovely two-bedroom home, offering a generous corner plot with open aspect views to the front. Situated in the charming town of Leyland, this delightful property is just a short walk from the town centre, where you'll find a variety of supermarkets, cafes, and restaurants right on your doorstep. The home also benefits from excellent travel links, including local bus routes, Leyland train station, and easy access to the M6, M61, and M65 motorways.

As you enter the home, you are welcomed into an inviting entrance hall that leads into the main reception hall. The ground floor features a spacious lounge with a gas fireplace and patio doors that open directly onto the garden, creating a bright and airy atmosphere. The kitchen is well-equipped with an integrated oven and offers ample space for freestanding appliances. Additional conveniences include under stair storage and direct access to the garden, making this space both practical and functional.

Moving upstairs, the first floor comprises of two well-proportioned bedrooms. The master bedroom also benefits from integrated storage located over the stairs, providing a clever solution for additional space. Completing this floor is the three piece family bathroom with an over the bath shower.

The exterior of the property is equally impressive. To the front, a gated drive provides secure parking for two cars, complemented by a generously sized side garden with a large lawn area, perfect for families or those with pets. This home boasts open aspect views to the front, offering a peaceful outlook over a lush green space. The rear of the property features a beautifully designed multi-tiered garden. The lower level includes a patio area with outbuildings, while the top tier offers additional lawn areas, a serene Koi pond, and a shed equipped with power and lighting. This outdoor space is perfect for entertaining or enjoying moments of relaxation.

In summary, this charming two-bedroom home in Leyland is ideally located with excellent amenities and travel links. Its spacious interior, combined with attractive outdoor areas, makes it a perfect choice for those seeking a comfortable and convenient lifestyle.

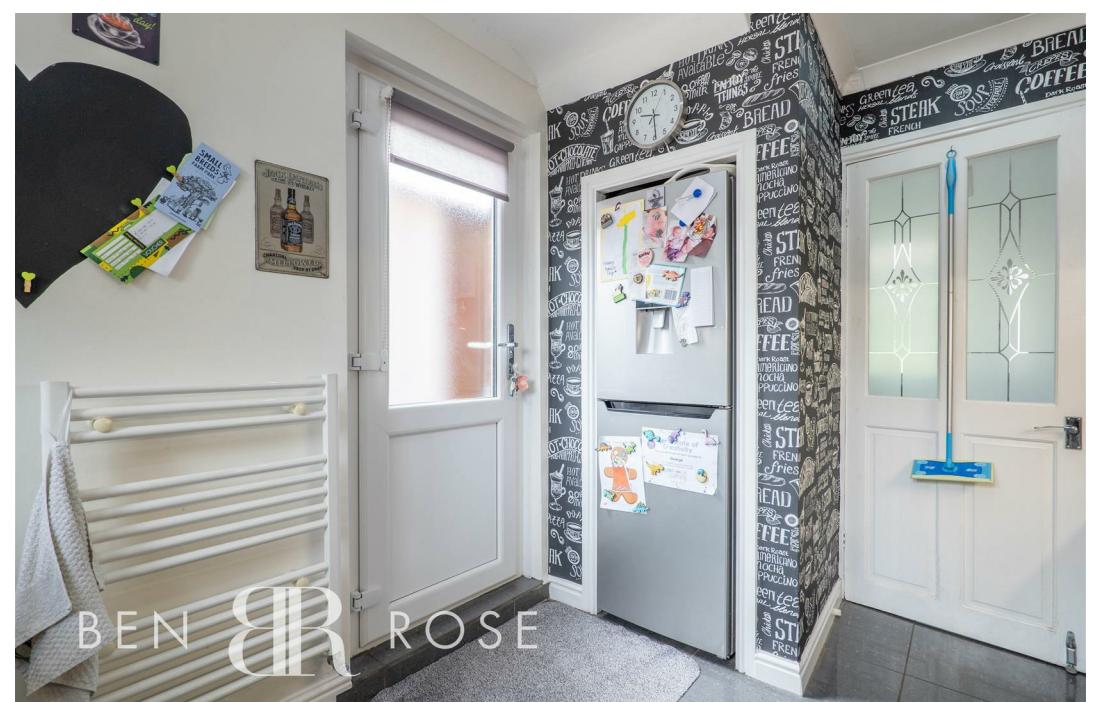
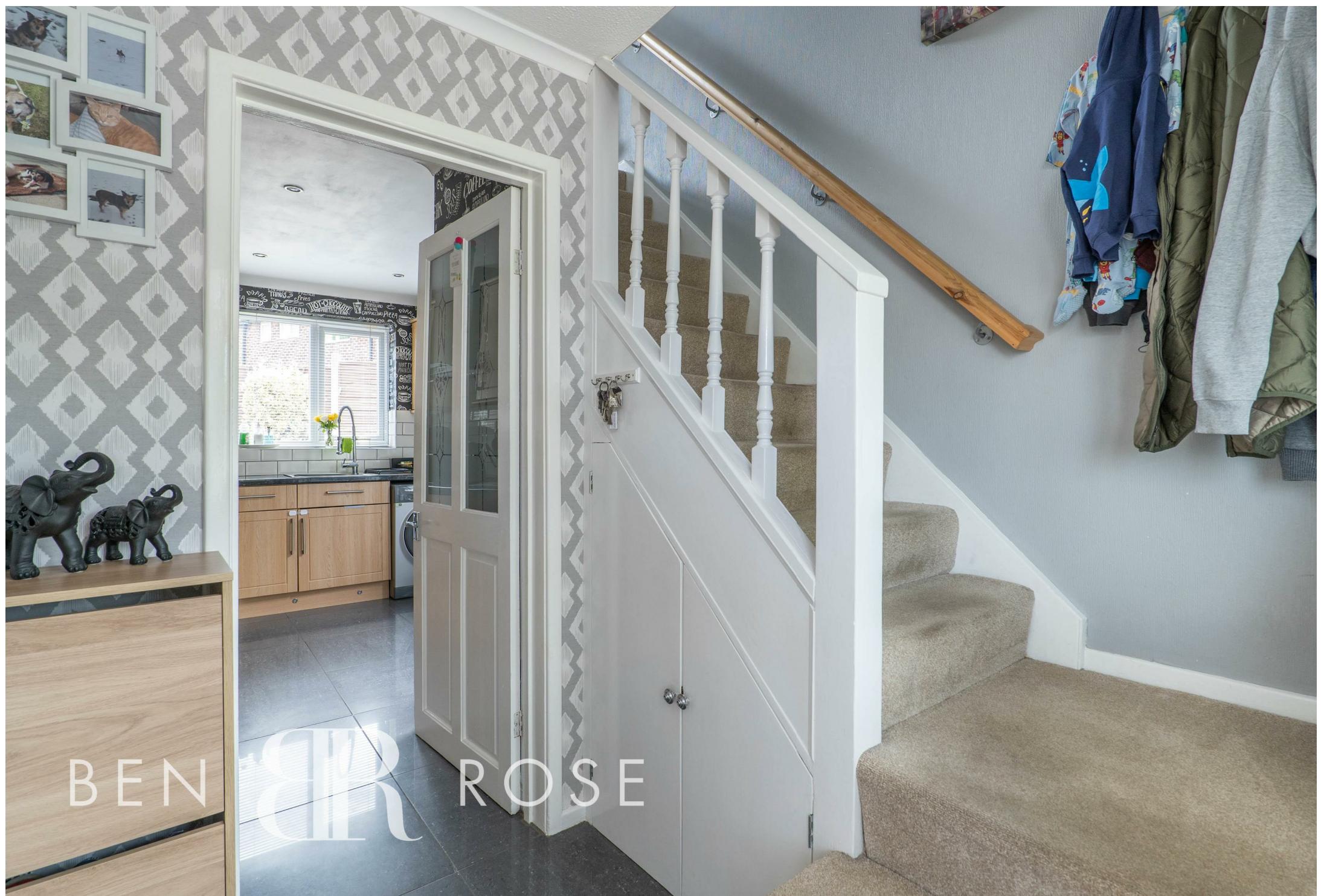
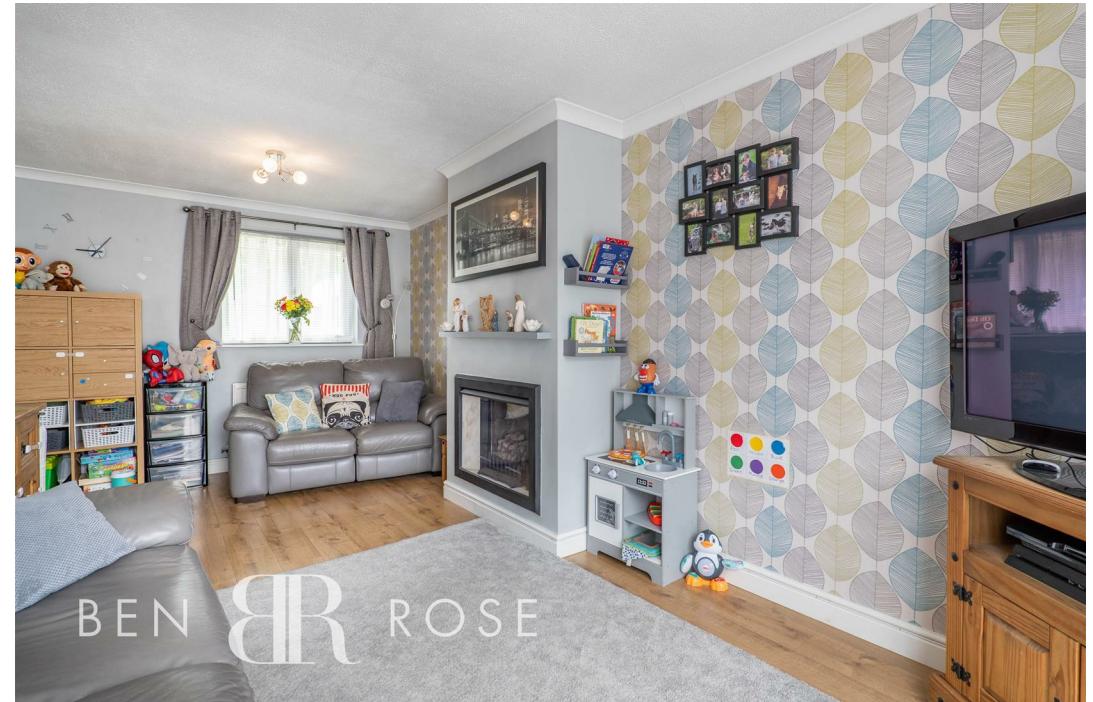
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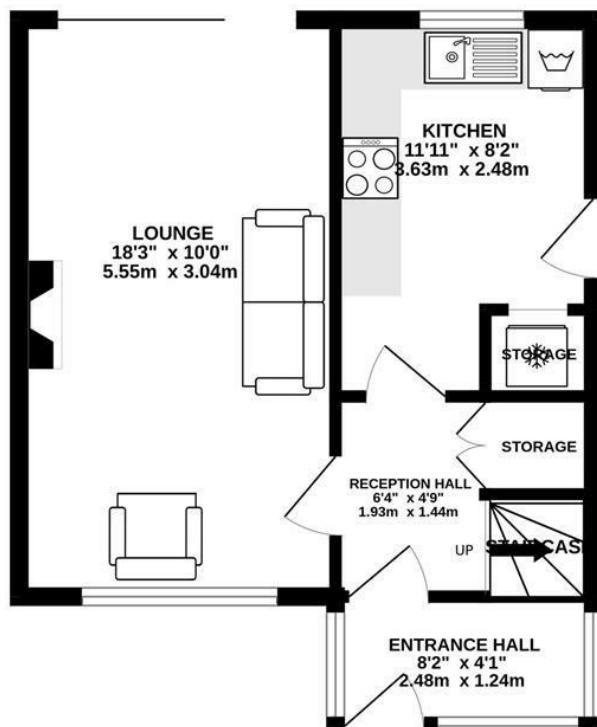
Life  
is not  
measured  
by the number  
of breaths  
but by the number  
of moments  
that take our breath



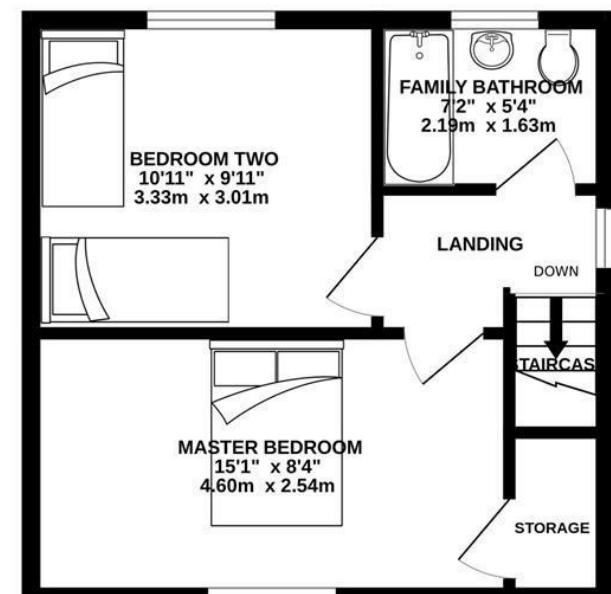
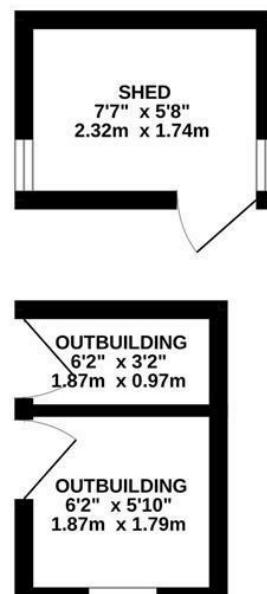


# BEN ROSE

GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



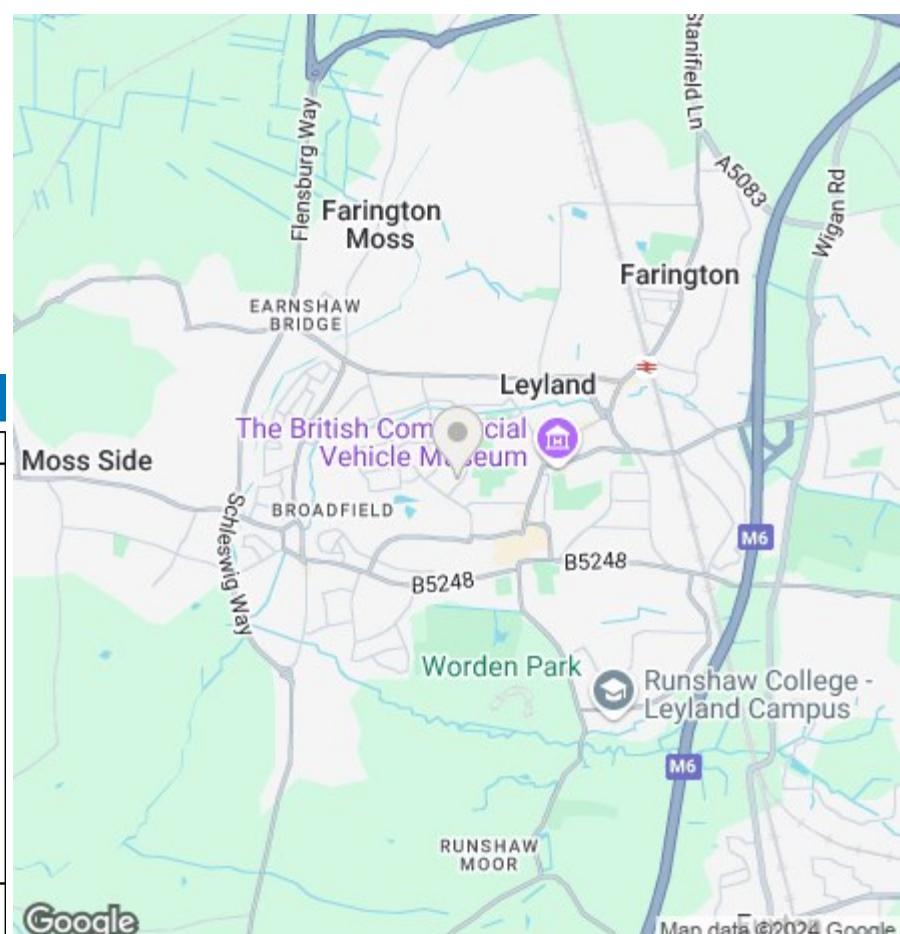
TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

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