



Malden Street, Leyland

Offers Over £160,000

Ben Rose Estate Agents are pleased to present to market this NO CHAIN, three bedroom home in a sought-after location in Leyland Town Centre. The property would be an ideal opportunity for first time buyers, ideally placed within a minutes walk to Leyland's Hough Lane High Street. The property is situated close to fantastic local schools, and nurseries with fantastic travel links via the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally the property briefly compromises of a welcoming entrance porch where you can find access to the stairs and lounge. The lounge receives ample light from the double doors at the rear and compromises of a feature fireplace. Moving though you'll enter into the stunning open plan kitchen/dining room. The modern kitchen comes with some under stair storage, ideal for use as a pantry, integrated appliances such as a hob/oven and dishwasher with plenty of room for additional freestanding appliances. Adjacent to the kitchen lies enough room to comfortably fit a large family dining table along with access to the extension, downstairs WC and conveniently located utility room.

Moving up to the first floor you'll find three good sized bedrooms, all large enough to fit a double bed, with the master bedroom being of a substantial size. A three piece family bathroom with over the bath shower can also be found on this floor.

To the front of the property is space for permitted, on road parking. To the rear is a good sized private garden primarily lawned throughout, with some paved areas perfect for outdoor seating.

The room dimensions of all our properties can be found on the floor plan



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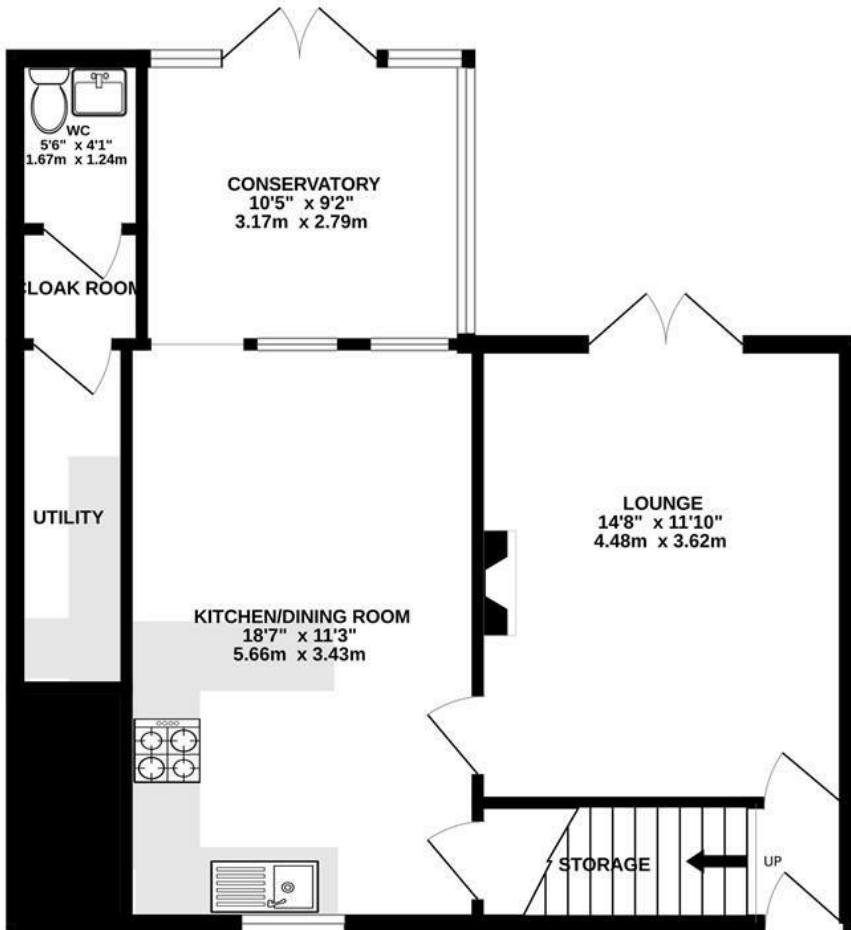




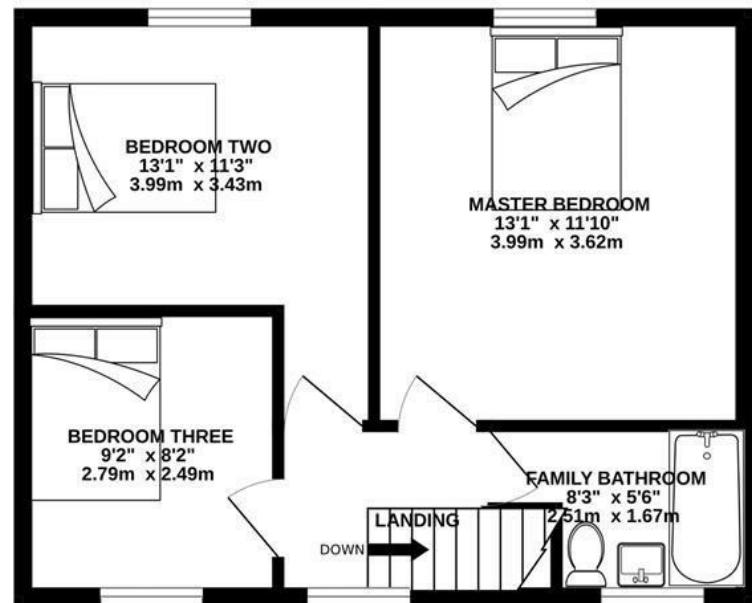


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GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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			
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		

