



George Street, Leyland

Offers Over £160,000

Ben Rose Estate Agents are delighted to bring to market this NO CHAIN, three bedroom, semi-detached property in Leyland town centre. This would be a perfect project house for a small family or first time buyer looking to get onto the property ladder. The property is situated near to Leyland's town centre with superb local schools, supermarkets and amenities right on the doorstep. There is also fantastic travel links only a two minute walk away via the nearby Leyland train station, with direct links to Manchester and Preston, as well as the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall where all the rooms can be accessed from. Here, you will find the spacious lounge to the front of the home and features a bay-fronted window and traditional fireplace. You'll also find laminate flooring laid here as well as throughout the ground floor. Heading back through the hall, you'll find the kitchen/diner. The kitchen features freestanding appliances and complimentary worktops. There is also space for a family dining table here and access to the garden.

Moving upstairs, you'll find three good sized bedrooms and the three piece shower room.

Externally, to the front of the property is a driveway for up to two cars. There is also additional on-street parking. To the rear is a good sized yard with patio area and additional storage/shed space.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.



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		64	79
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			

