



Leyland Road, Penwortham, Preston

Offers Over £145,950

Ben Rose Estate Agents are delighted to present to market this charming freehold three-bedroom end-terrace home, situated on a highly sought-after street in Penwortham. An excellent choice for first-time buyers looking to step onto the property ladder, this beautifully refurbished home offers a welcoming and comfortable living space with neutral décor throughout. Ideally located, the property provides convenient travel links to Preston and Bamber Bridge, while being surrounded by excellent local schools, supermarkets, and amenities. With easy access to the nearby train station and major motorway connections via the M65 and M6, this home offers both accessibility and connectivity.

Stepping into the home through the welcoming entrance porch, you are greeted by a spacious lounge featuring a beautiful high ceiling, a stylish electric fireplace, and a large window overlooking the front aspect. Moving through, you'll find the modern kitchen at the rear, which also houses the staircase to the upper level. The kitchen provides ample countertop and storage space, along with plenty of room for freestanding appliances. Additionally, there is a convenient under-stairs WC and a single door leading out to the garden.

Upstairs, the property offers three well-proportioned bedrooms and a newly fitted bathroom.

Externally, there is plenty of on-street parking nearby. The generously sized rear garden features a low-maintenance flagged patio and a stone garden to the side of the property, creating a perfect sun trap. A rear gate opens to a lovely footpath along the river, offering scenic walks right on your doorstep. The land to the side is on a separate deed from the main property, offering additional flexibility.

Early viewing is highly recommended to avoid disappointment.







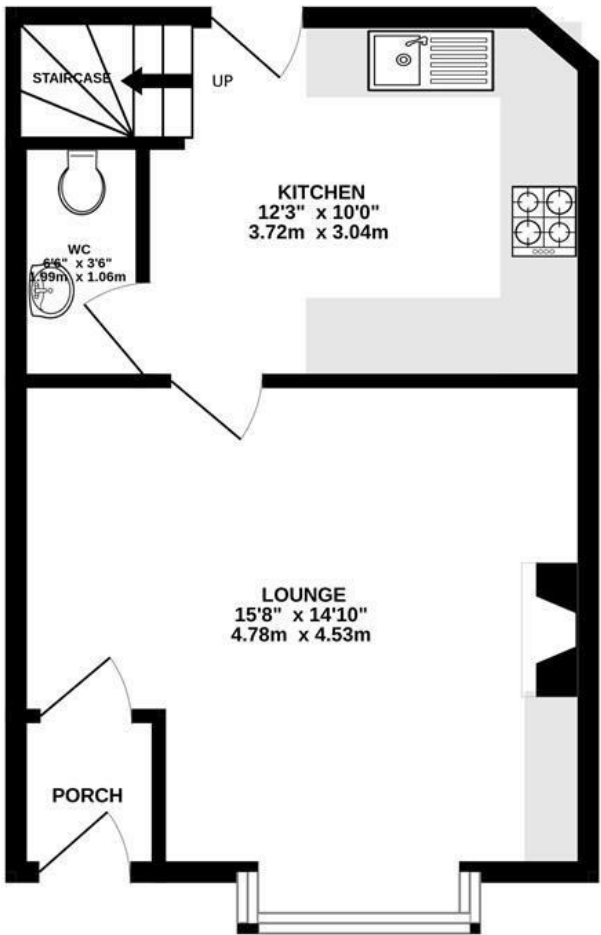




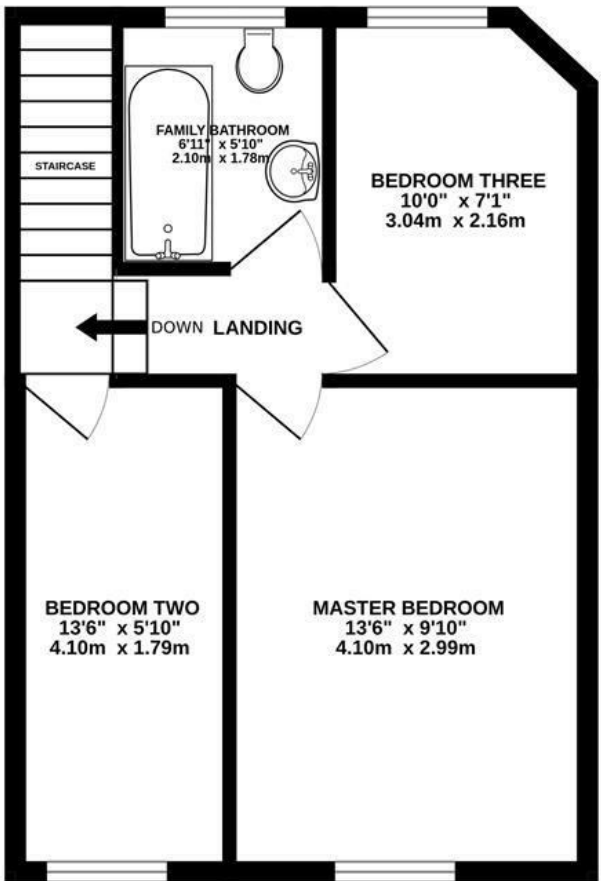


BEN ROSE

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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	<div>69</div>	<div>83</div>
(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

