



Leyland Road, Penwortham, Preston

Offers Over £129,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom end-terrace home, situated in the highly desirable area of Penwortham, Lancashire. Formerly a post office on Leyland Road, this unique property offers a fantastic opportunity for first-time buyers seeking a home full of character and potential, providing an ideal blank canvas to personalise and make their own. The property benefits from a convenient location, with a wealth of local amenities including shops, supermarkets, cafés and well-regarded schools all within easy reach. Excellent travel links are close by, with regular bus routes, nearby train stations such as Preston, and superb access to the M6 and M65 motorways, making commuting to Preston city centre and surrounding areas simple and efficient.

Upon entering the home, you are welcomed via a porch that leads into a spacious front lounge, beautifully enhanced by a large bay window that fills the room with natural light. The lounge also provides access to the staircase leading to the first floor. From here, double doors open into a generously sized family dining room, offering ample space for entertaining, complete with a feature fireplace and French doors that open out onto the rear garden, creating a seamless indoor-outdoor flow. To the rear of the property, the kitchen is well-equipped with under-cabinet lighting and an integrated oven and hob, providing a practical and functional space.

Moving upstairs, the property features an open landing with the added benefit of integrated storage. There are two well-proportioned double bedrooms, offering generous accommodation for a growing couple or family, with additional space to work from home. The first floor is completed by a three-piece family bathroom, fitted with an over-the-bath shower.

Externally, the property offers on-road parking to the front, along with a ginnel providing convenient access to the rear. The rear garden is a particularly attractive feature, being private and not overlooked, and includes a patio seating area perfect for outdoor dining, as well as a laid lawn. This delightful home presents an excellent opportunity for buyers looking to step onto the property ladder in a sought-after location with plenty of potential.







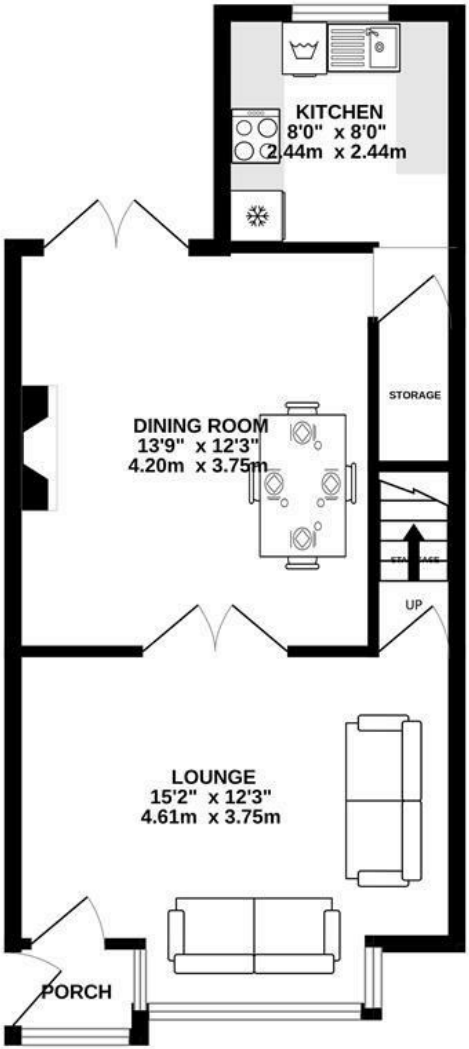




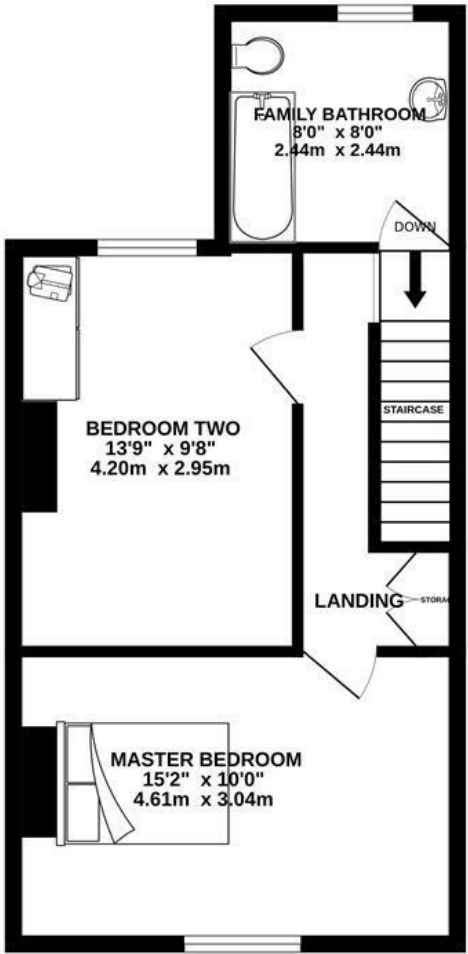


BEN ROSE

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 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		
	57	76
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	

