



## School Lane, Leyland

£850

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom terraced home, ideally located in the heart of Leyland. This well-presented property offers spacious living areas, perfect for couples or small families. Situated just a short distance from local amenities, shops, and schools, it provides everything you need within easy reach. The home also benefits from excellent travel links, including nearby bus routes, Leyland Train Station, and quick access to the M6 motorway, making it ideal for commuters.

Stepping inside, you are welcomed into the entrance hallway, which leads to all the ground-floor rooms. To the left, the cosy lounge features a large front-facing window, allowing plenty of natural light to fill the space, along with built-in storage cupboards for added convenience. Moving through, the dining room offers a warm and inviting atmosphere, complete with a feature fireplace and double doors that open into the rear yard. From here, the kitchen is accessed, offering ample worktop space, a fitted hob and oven, and room for freestanding appliances. The kitchen also benefits from an under-stairs cupboard, providing additional storage.

Heading upstairs, the first floor boasts two well-proportioned bedrooms. The master bedroom, positioned at the front of the property, is a bright and spacious room featuring two large windows and a built-in wardrobe. The second bedroom, located at the rear, also includes built-in storage and a window overlooking the yard. Completing this floor is a modern three-piece family bathroom, which includes handy built-in cupboards for extra storage.

Externally, the property offers a gated entrance with a pathway leading to the front door. On-street parking is available directly outside. To the rear, the low-maintenance yard features a combination of gravel and paving, providing a private outdoor space perfect for relaxing or entertaining. There is also a shed for additional storage. With its convenient location, spacious layout, and excellent transport links, this home is a fantastic rental opportunity not to be missed.



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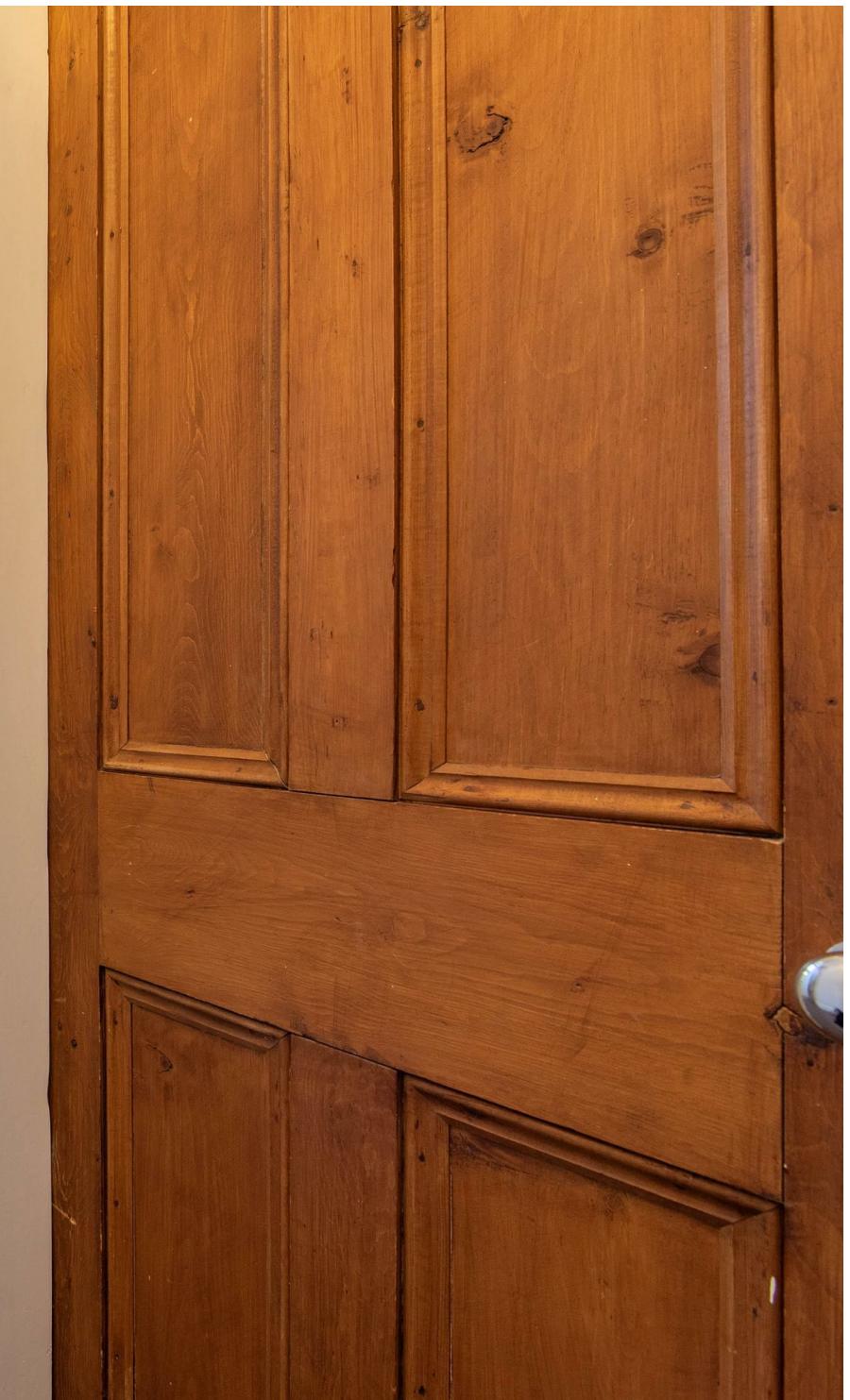
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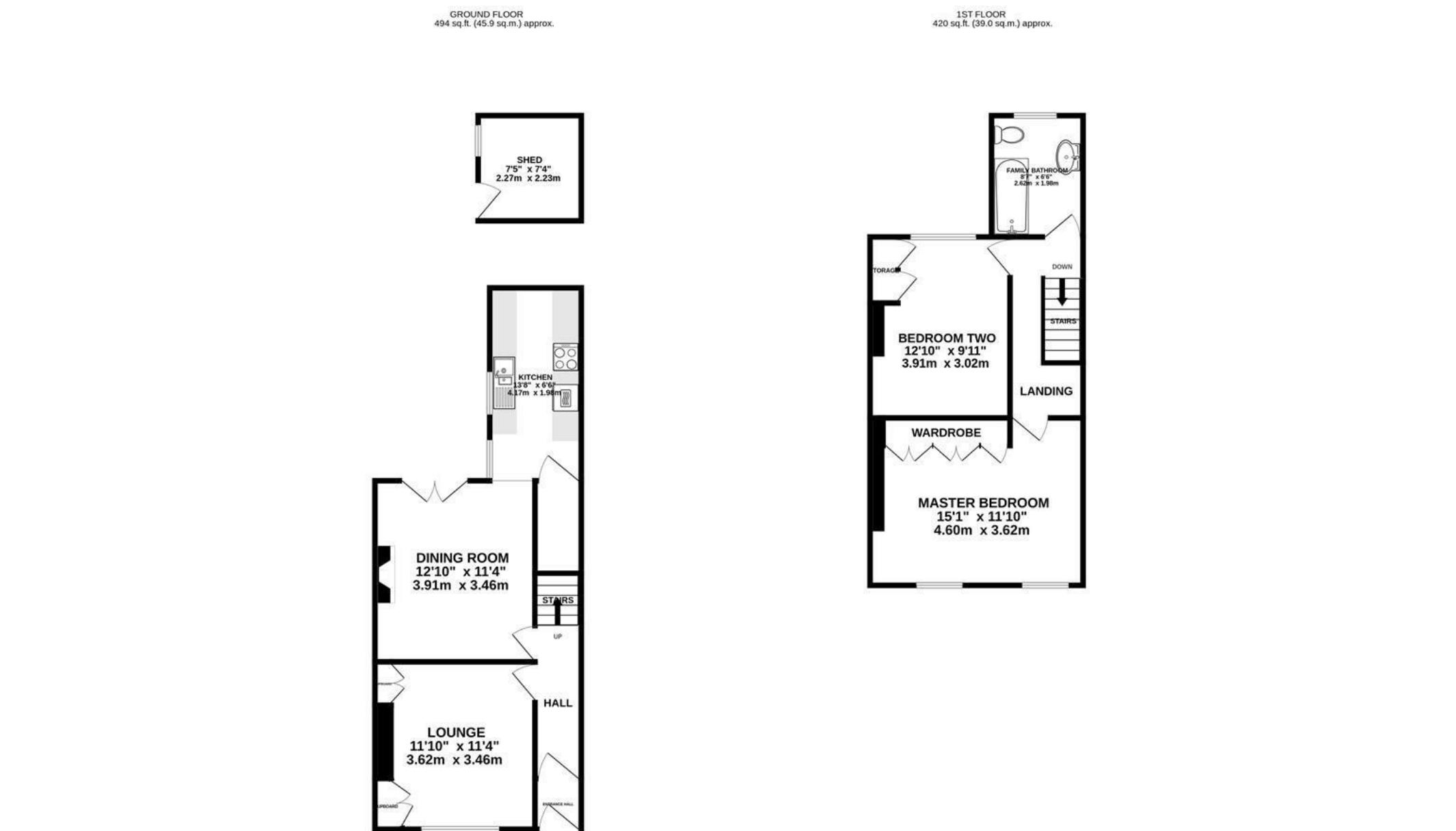


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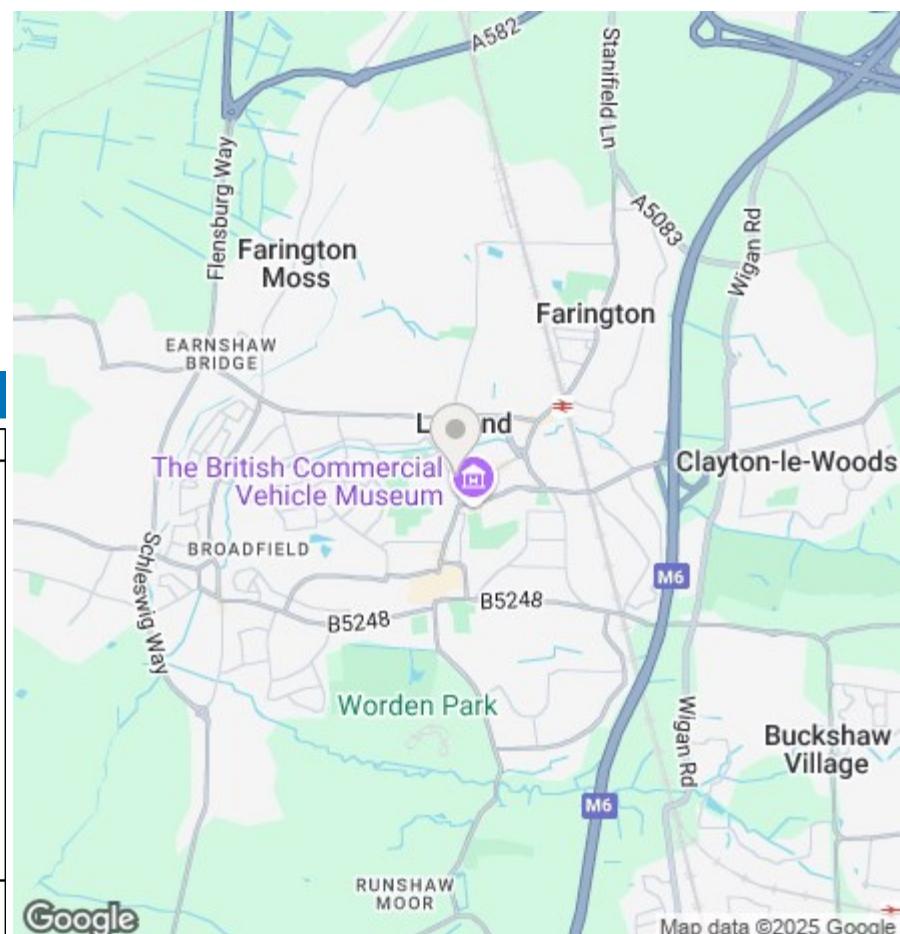
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TOTAL FLOOR AREA : 914 sq.ft. (84.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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	