



## Moss Lane, Leyland

**Offers Over £260,000**

Ben Rose Estate Agents are delighted to bring to market this Victorian three bed, semi-detached property just outside of Leyland town centre. The home is situated across from the picturesque St. Ambrose Church and has undergone sympathetic renovation to keep the period features throughout. Situated within walking distance to superb local restaurants, supermarkets and amenities. There is also fantastic travel links only a short walk away via Leyland train station, with direct links to Preston, Manchester and Liverpool, as well as the nearby M6, M61 and M65 motorways.

Internally, the property features a traditional vestibule leading into the grand entrance hall. Comprising of original features such as coving, ornate stairs and Karndean flooring, access to the under-stair storage and WC can be found here. Moving through into the spacious lounge/dining room, you'll find a multi-fuel wood and coal stove, a feature window seat which hides all audio-visual equipment, Karndean flooring throughout and ample space to comfortably fit a large family dining table. The bespoke kitchen features complimentary grey Quartz worktops, Bosch dishwasher, Rangemaster dual fuel oven and feature lighting throughout. You will also find seating at the island, along with access to the pantry, office/playroom and utility. Double French doors give access to the courtyard.

Moving upstairs, you will find three double bedrooms with integrated wardrobe space, and the master with its own ensuite and walk-in wardrobe. The Master bedroom and Bedroom Three overlooks St Ambrose Church. Also on this floor is the family bathroom with double ended jacuzzi bath and multi-jet shower.

Externally, to the front is on road parking. To the rear, a secluded, private courtyard offering a good amount of space, outdoor plug sockets and a 12ft x 3ft shed.

Please note this property has a fully boarded loft, a boiler fitted within 3 years and a privacy film fitted on all windows.



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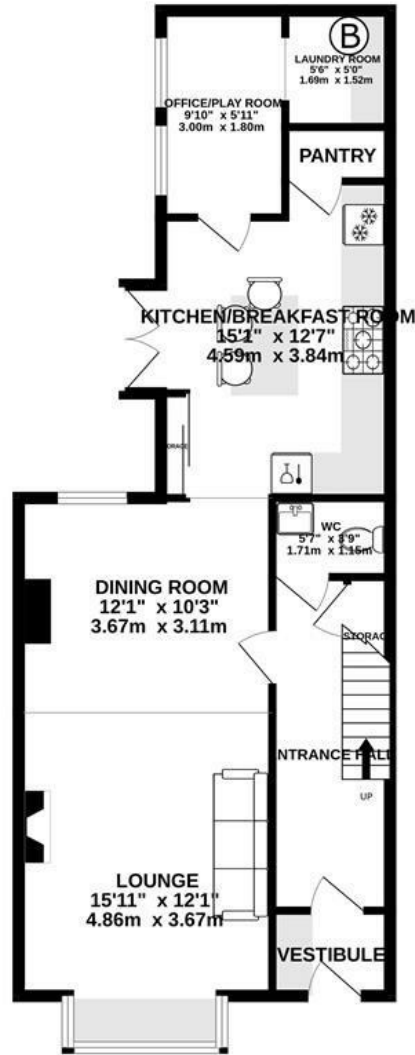






# BEN ROSE

GROUND FLOOR  
689 sq.ft. (64.1 sq.m.) approx.



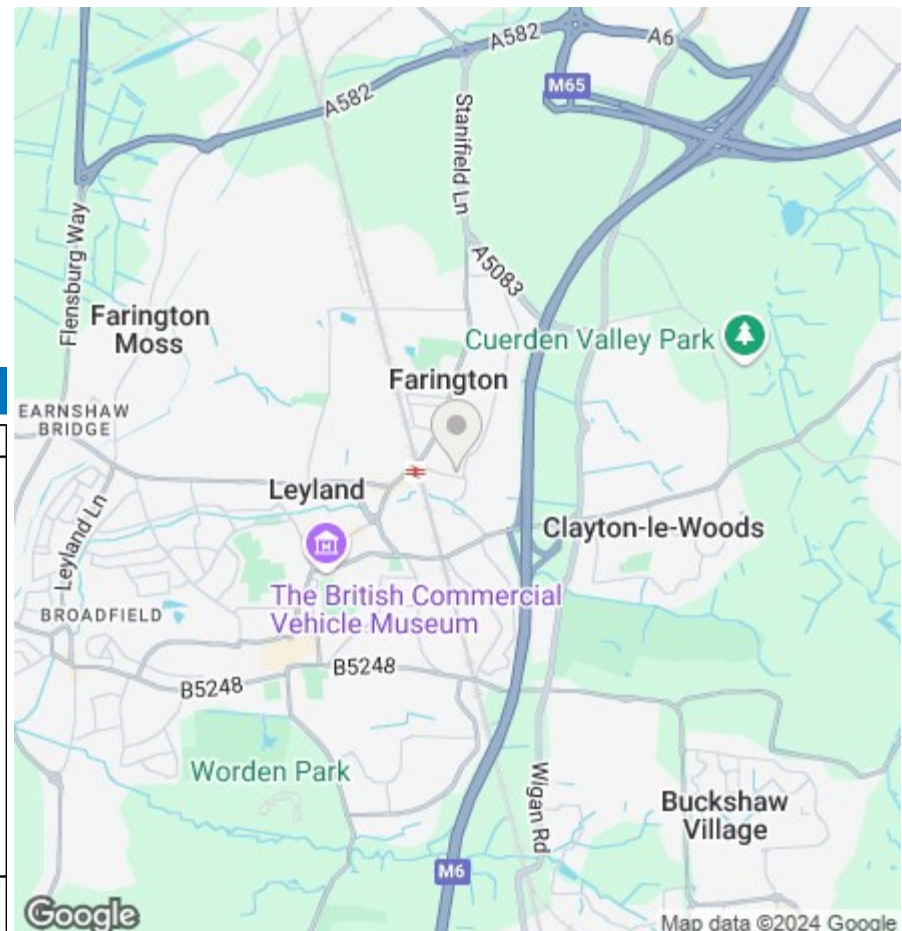
1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current rating: **71** (Green)

Potential rating: **82** (Green)

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	