



Starkie Street, Leyland

Offers Over £150,000

Ben Rose Estate Agents proudly presents this charming three-bedroom mid-terrace property nestled in the heart of Leyland. Strategically situated, this home ensures convenient access to local restaurants, shops, and amenities. With excellent transportation links, including proximity to the train station, M6, and M61 motorways, this residence offers a perfect blend of comfort and connectivity. Don't miss the chance to explore this inviting home; schedule a viewing today to avoid any potential disappointment.

Upon entering you'll find yourself inside the welcoming entrance porch, leading you to the generously sized lounge. The main living area boasts an electric fireplace and an open staircase, guiding you to all first-floor rooms. Towards the rear, discover the open-plan kitchen/diner, featuring ample worktop space and room for freestanding appliances there is enough room for a large family dining table with convenient under stair storage and access to the garden.

Ascending to the first floor, you'll find three spacious double bedrooms awaiting you, with the second bedroom benefitting from a beautiful original cast iron fireplace. The accommodation is complemented by a three-piece family bathroom, complete with a bath and over-bath shower. Ideal for first-time buyers, this home provides a comfortable and functional layout that caters to various lifestyles. Additionally, the fully boarded loft enhances the property's storage options.

Moving outside, the property offers on-road parking for convenience. To the rear, a good-sized garden awaits, enclosed by tall fencing and gated access. This private space is perfect for outdoor activities and gatherings. In summary, this delightful home is tailored for first-time buyers and small families, offering a warm interior, convenient parking, and a well-kept exterior – an ideal package for those seeking comfort and practicality.







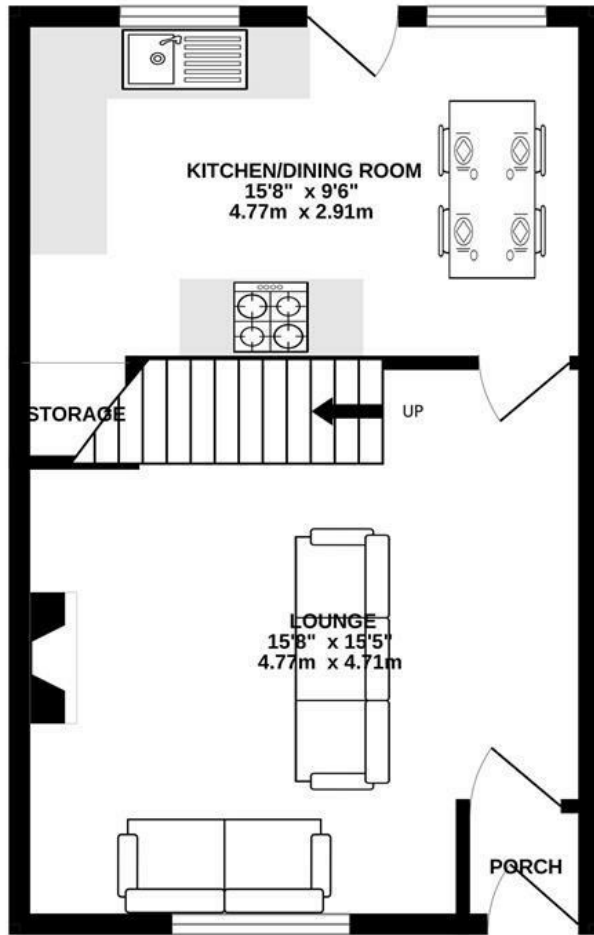




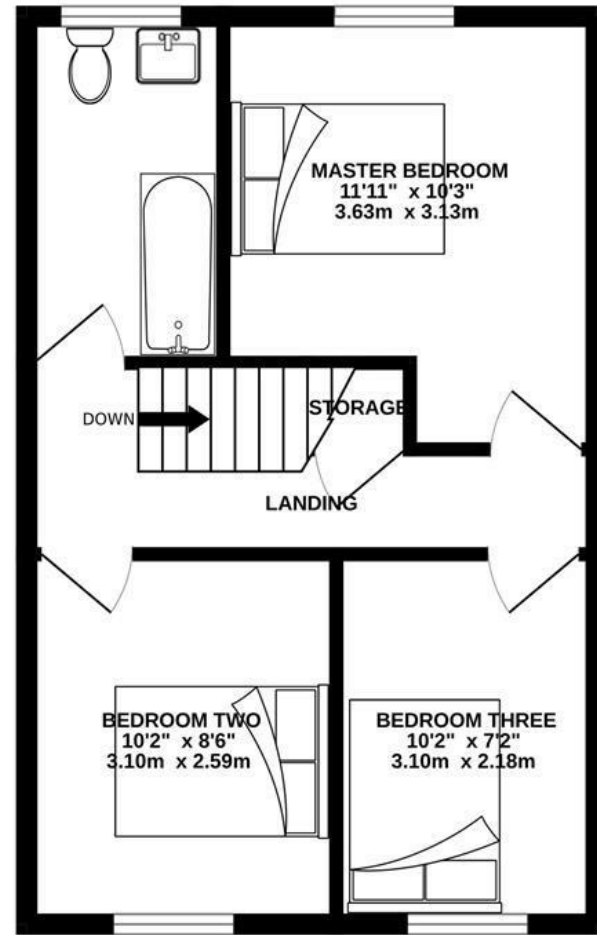


BEN ROSE

GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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 | | |
| (81-91) B | | 82 |
| (69-80) C | 68 | |
| (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 (CO₂) 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 | |

