



**Moss Lane, Leyland**

**Offers Over £190,000**

Ben Rose Estate Agents are pleased to present to market this completely renovated, NO CHAIN, three bedroom terraced home located in a much sought after residential area of Leyland. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) whilst still enjoying the delights of the stunning local Lancashire country and benefitting from good local schools and great local amenities.

As you step inside, you are greeted by a welcoming reception hall with an open staircase, setting the tone for the tastefully designed interior. The spacious front lounge boasts mounting for a wall TV and carefully placed shelving with ambient lighting, creating a cozy and inviting space. Moving through the home, the open-plan kitchen/dining room is a modern space that can accommodate a large family dining table, complemented by a brand-new fitted kitchen. Adjacent to this space, you'll find a convenient utility room and a downstairs WC.

Venturing to the first floor, the home continues to impress with three well-appointed bedrooms providing comfortable living spaces. The highlight of the first floor is the stunning, four-piece family bathroom featuring a separate bath and shower, adding a touch of luxury to daily routines.

The exterior of the property provides on-road parking and a private gated access that leads up to the front door. The well-presented rear yard features a raised patio area leading down to the lower section, creating an ideal space for outdoor furniture and entertaining.

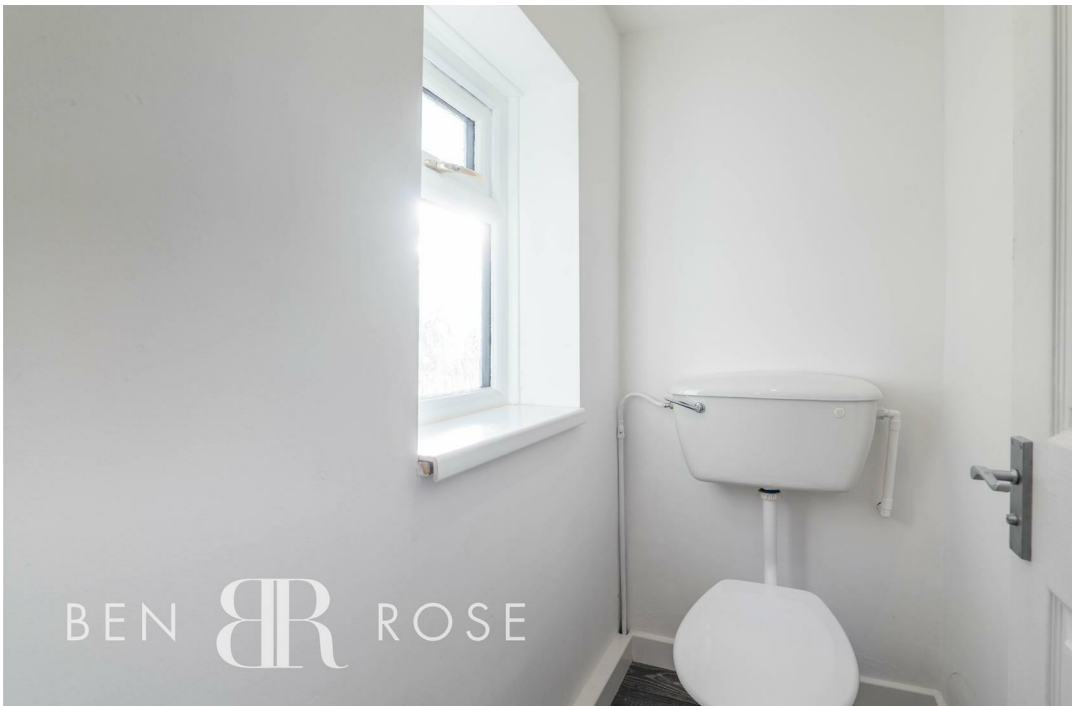
















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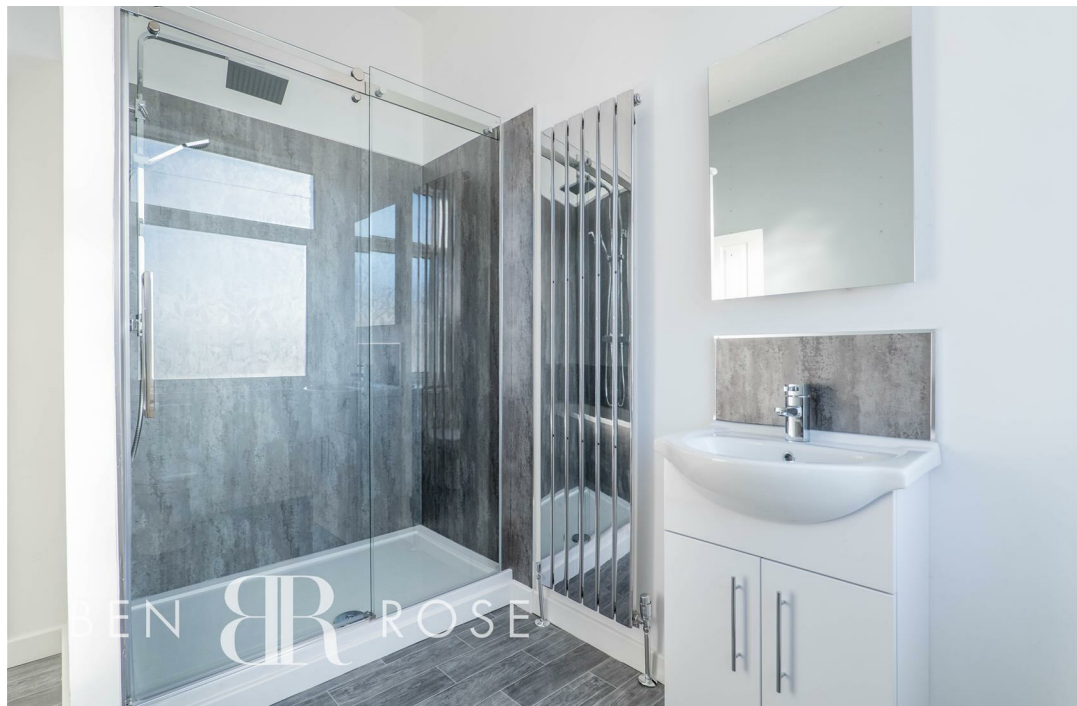
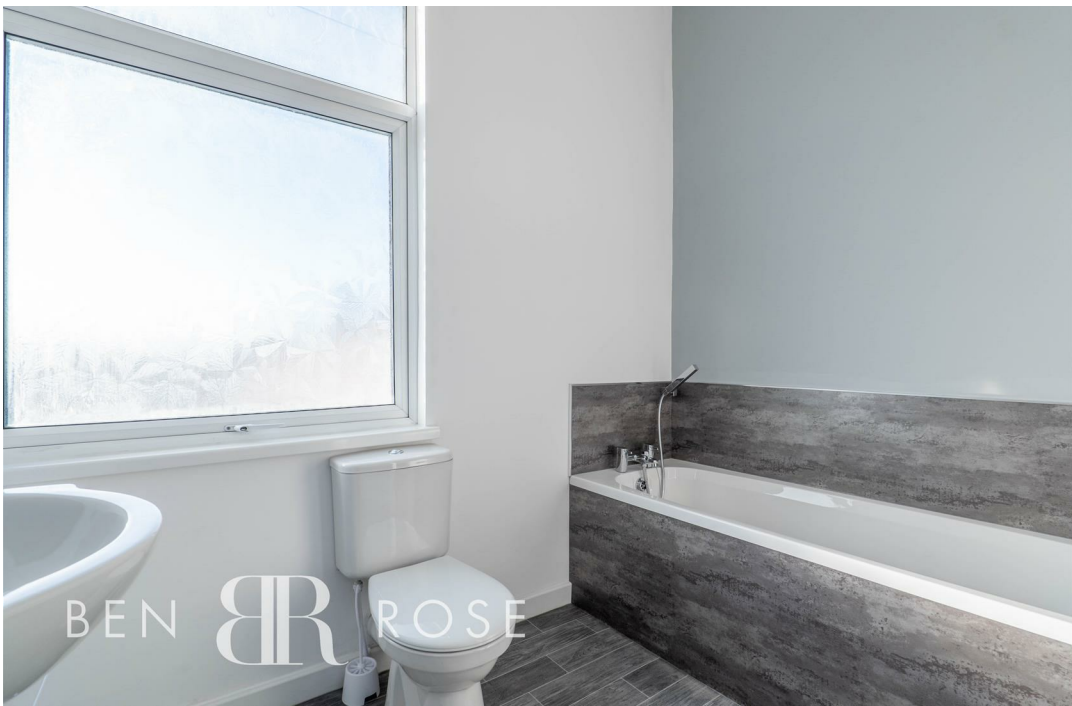


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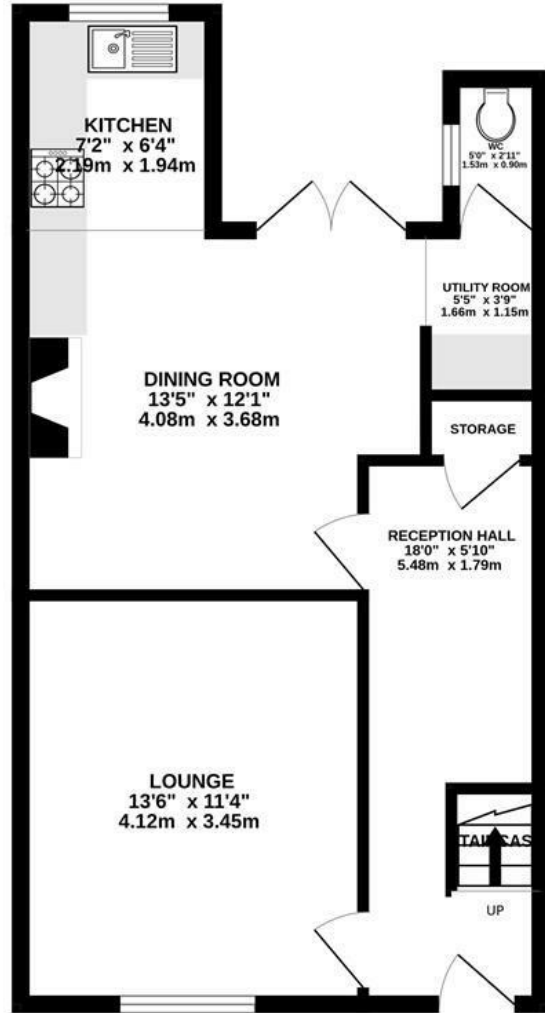




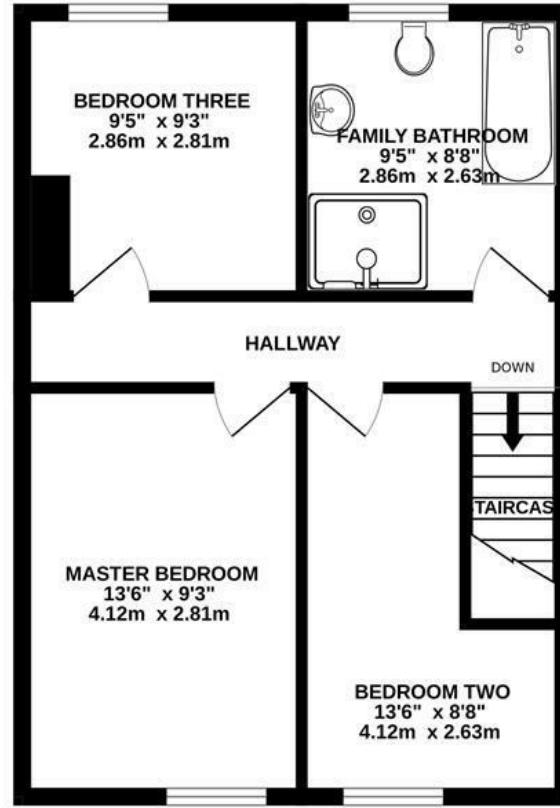


# BEN ROSE

GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.

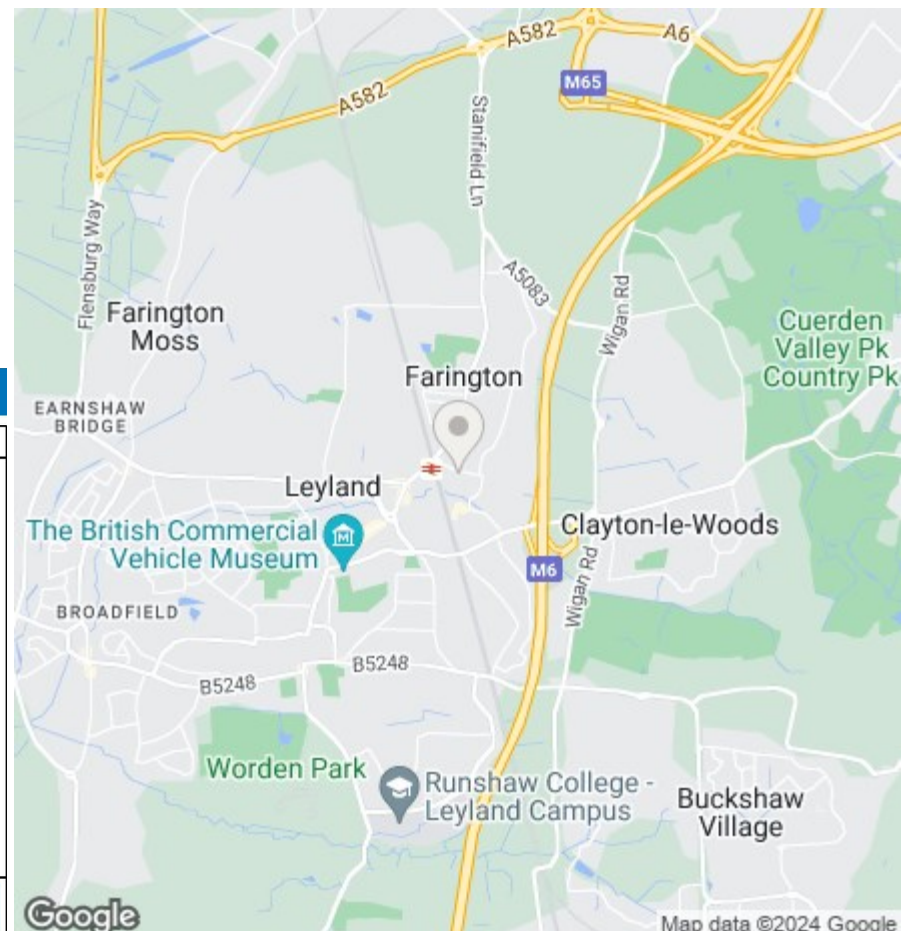


TOTAL FLOOR AREA : 952 sq.ft. (88.4 sq.m.) approx.

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) <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	

## 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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