



Leyland Lane, Leyland

£145,000

Ben Rose Estate Agents are pleased to present to the market this larger than average three double sized bedroom semi detached, situated on the highly sought-after Leyland Lane. This home is ideal for first-time buyers looking to get onto the property ladder or for buy-to-let investors. Convenient in its location, this property offers easy access to excellent local schools, supermarkets, and amenities, as well as fantastic travel links via Leyland train station and the nearby M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Internally, the property briefly comprises a welcoming entrance porch leading into the lounge. The spacious lounge features a charming log burner fire and an open staircase leading to the upper level. Adjacent to the lounge is the modern kitchen/diner, which boasts a majority solid granite worksurface, a central breakfast bar and an integrated fridge, with ample space for additional free-standing appliances. Access to the under stairs storage is available here, as well as access to the yard via a single door.

Upstairs, there are three generously sized bedrooms. Bedroom three benefits from dual aspect windows, while the second bedroom offers access to a convenient walk-in storage. Additional storage can be found on the landing, and the three-piece family bathroom, complete with an over-the-bath shower, completes this floor.

The property also benefits from having a quality (enviro-vent) air ventilation system installed, a recently installed 'Baxi Main' combi boiler with warranty and doubled glazed windows throughout.

Externally, there is a car park directly opposite the property which any resident is able to use and at the rear of the property, there is a low-maintenance flagged yard with ample space for garden furniture. There are also double gates to access the yard, should you wish to use it to conveniently park your car.



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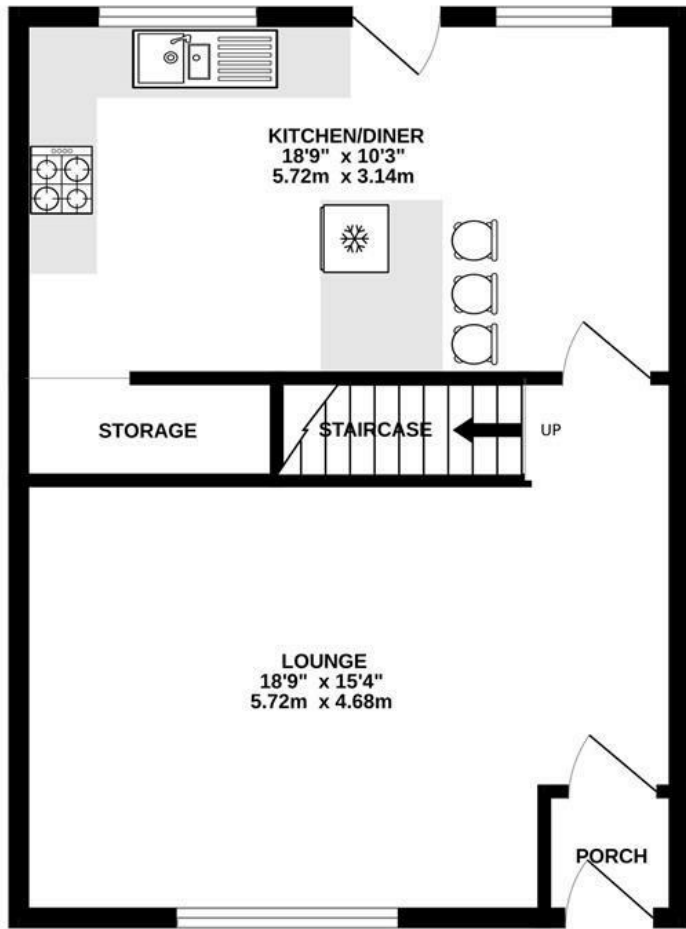




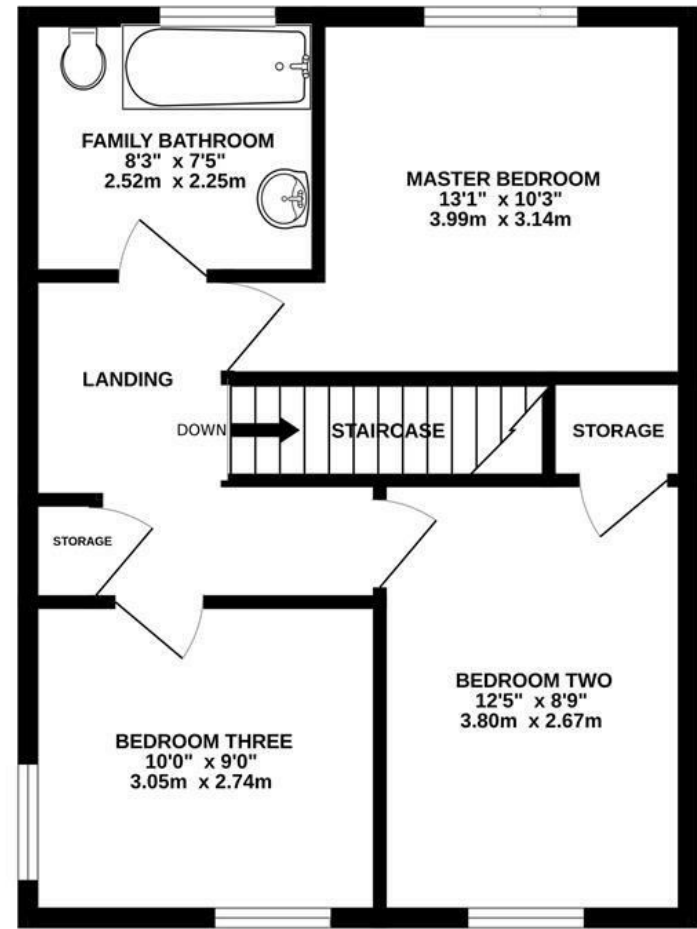




GROUND FLOOR
482 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.7 sq.m.) approx.

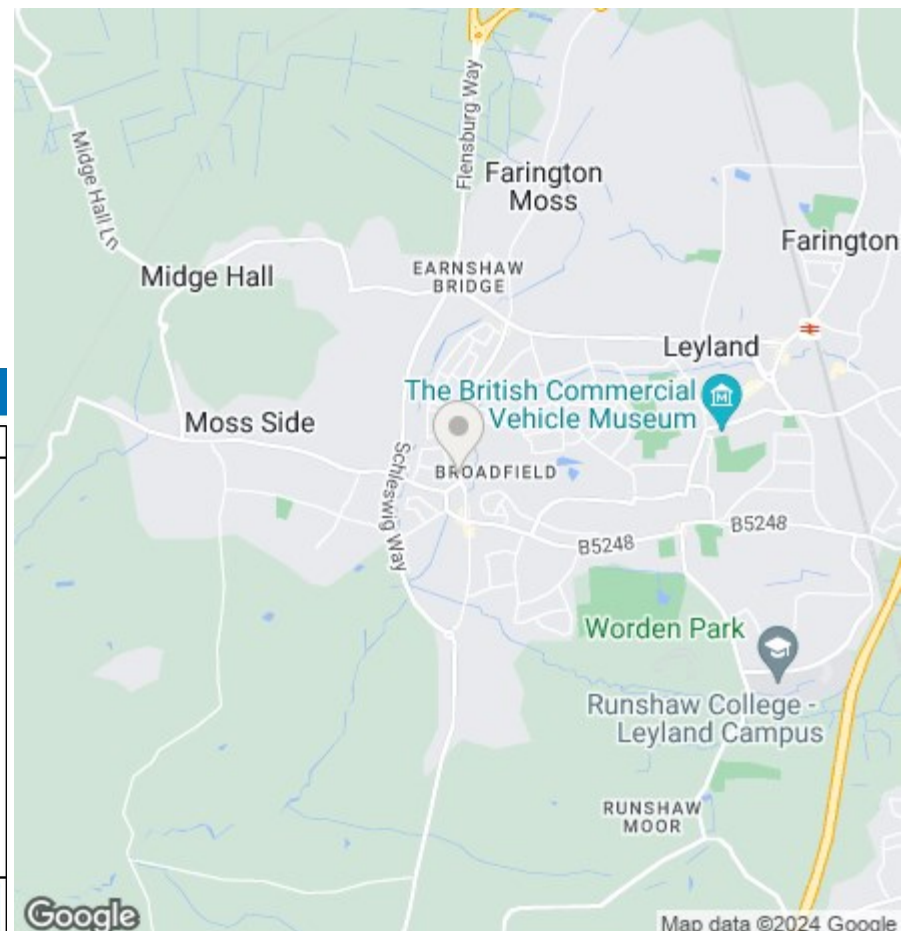


TOTAL FLOOR AREA : 963 sq.ft. (89.5 sq.m.) approx.

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			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(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 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	