



Northgate, Leyland

Offers In The Region Of £140,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, mid-terrace property situated in Leyland town centre. Perfect for first-time buyers, this home offers good interior space and enjoys a prime location within walking distance to local supermarkets, restaurants, cafes, and Leyland train station, providing direct routes to Manchester and Preston.

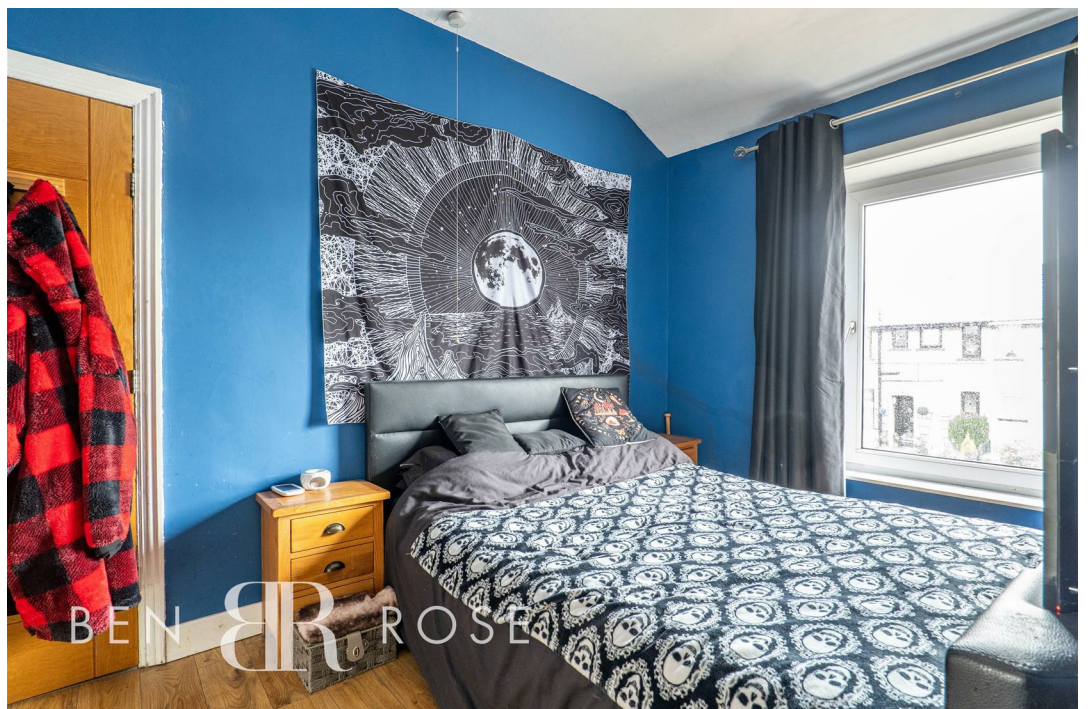
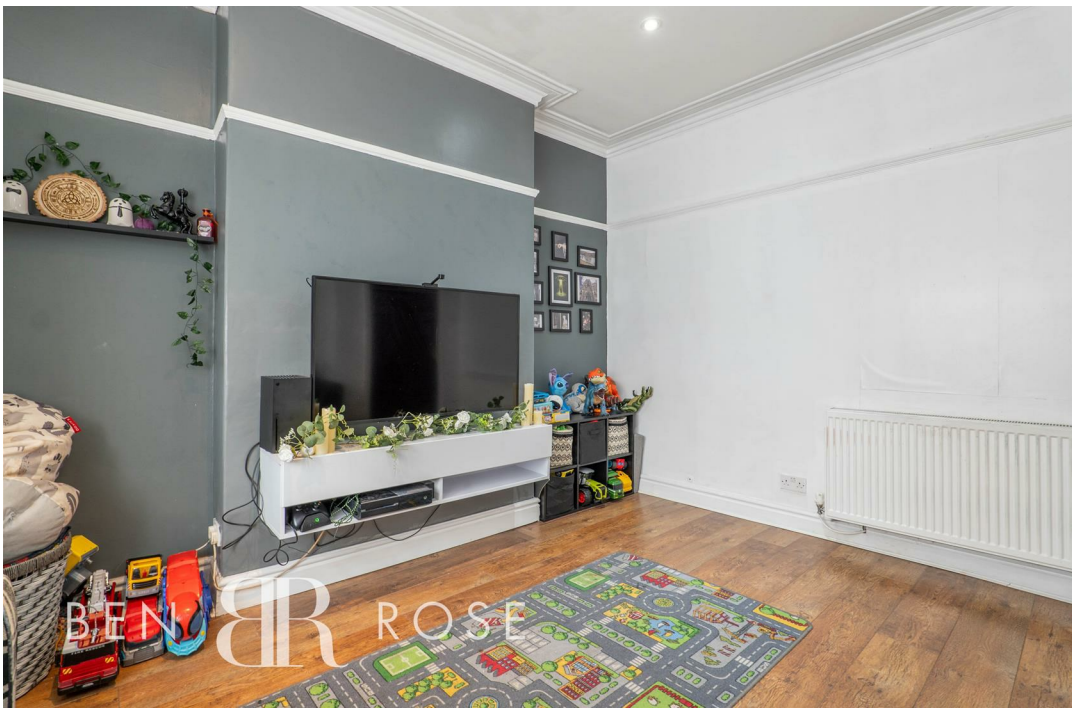
Upon entering, you're greeted by an inviting entrance hall leading into the spacious front lounge, illuminated by a bay fronted window. The generously sized dining room, featuring an open staircase, offers versatile use to suit your needs. A convenient utility room with access to the yard leads to the kitchen, which offers an integrated hob/oven and ample space for other appliances.

Ascending to the first floor, you'll find three bedrooms, with two being doubles in size, providing comfortable accommodation for a growing family or guests. Completing the first floor is a three-piece shower room, adding convenience to daily routines.

Externally, the property offers on-road parking to the front, while gated access leads to the front door. The rear yard provides a convenient outdoor space with a storage shed located behind the home and access to the ginnel.

This delightful home offers a perfect blend of comfort, convenience, and practicality, making it an ideal choice for those seeking a well-appointed residence in the heart of Leyland.

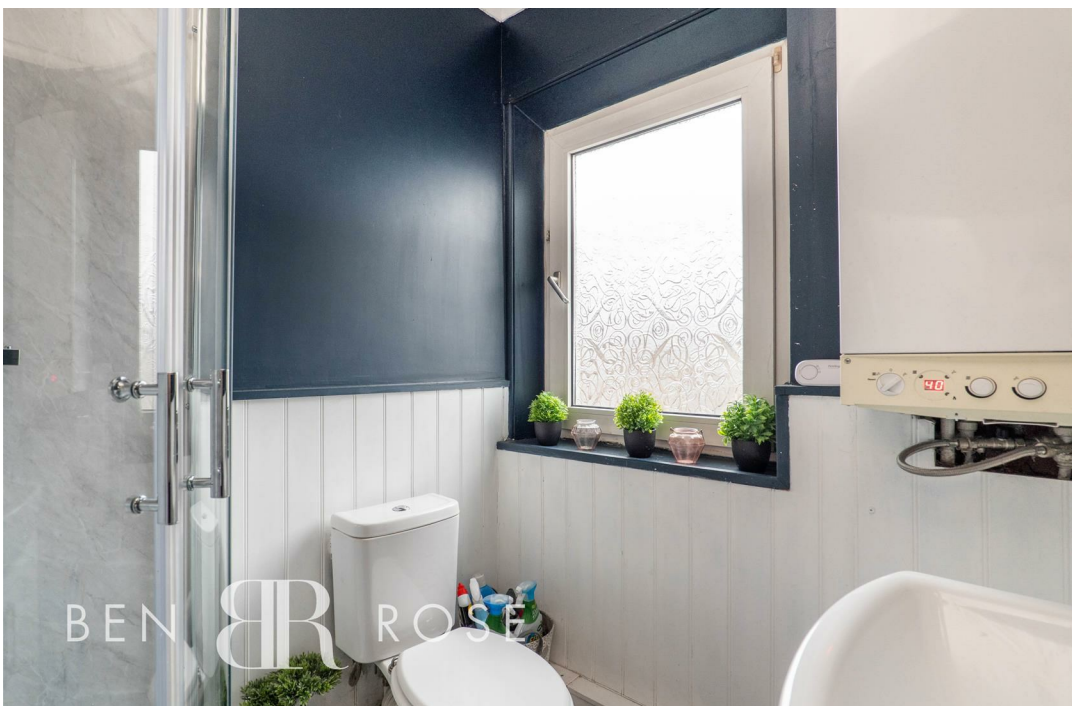






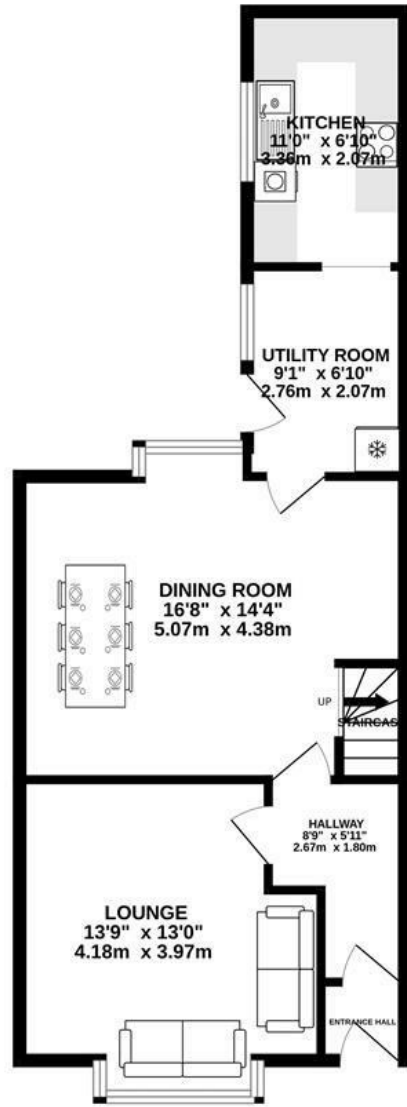




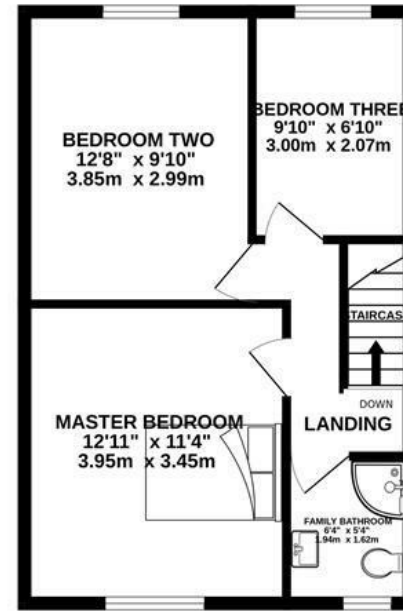


BEN ROSE

GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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	

Current: **64** (Yellow band)
Potential: **77** (Green band)

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	