



**Nookfield, Leyland**

**Offers Over £160,000**

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom, semi-detached property situated in a quiet cul-de-sac in Leyland. Ideal for first-time buyers eager to step onto the property ladder, this home offers convenience and comfort. Located just a short drive from Leyland town centre, residents enjoy easy access to superb local schools, shops, and amenities, as well as excellent travel links via the nearby M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Internally, the property boasts a welcoming entrance porch leading into a spacious lounge featuring an exposed staircase. The lounge provides access to the kitchen/diner, equipped with freestanding appliances, and a delightful family dining area with additional space for shelving and cabinets. Adjacent to the kitchen/diner is a bright and airy conservatory currently utilized as an extra sitting area, offering access to the rear garden.

Upstairs, you will find two well proportioned bedrooms, with the master bedroom benefiting from integrated storage. Completing this floor is a three-piece family bathroom with an over-the-bath shower.

Externally, the property offers ample parking space at the front, while the driveway alongside leads to the generously sized garage. The rear of the property features a brick-laid garden leading around to a separate secluded garden area with ample patio space and access to the detached garage.

The room dimensions of the property can be found on our floorplan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice













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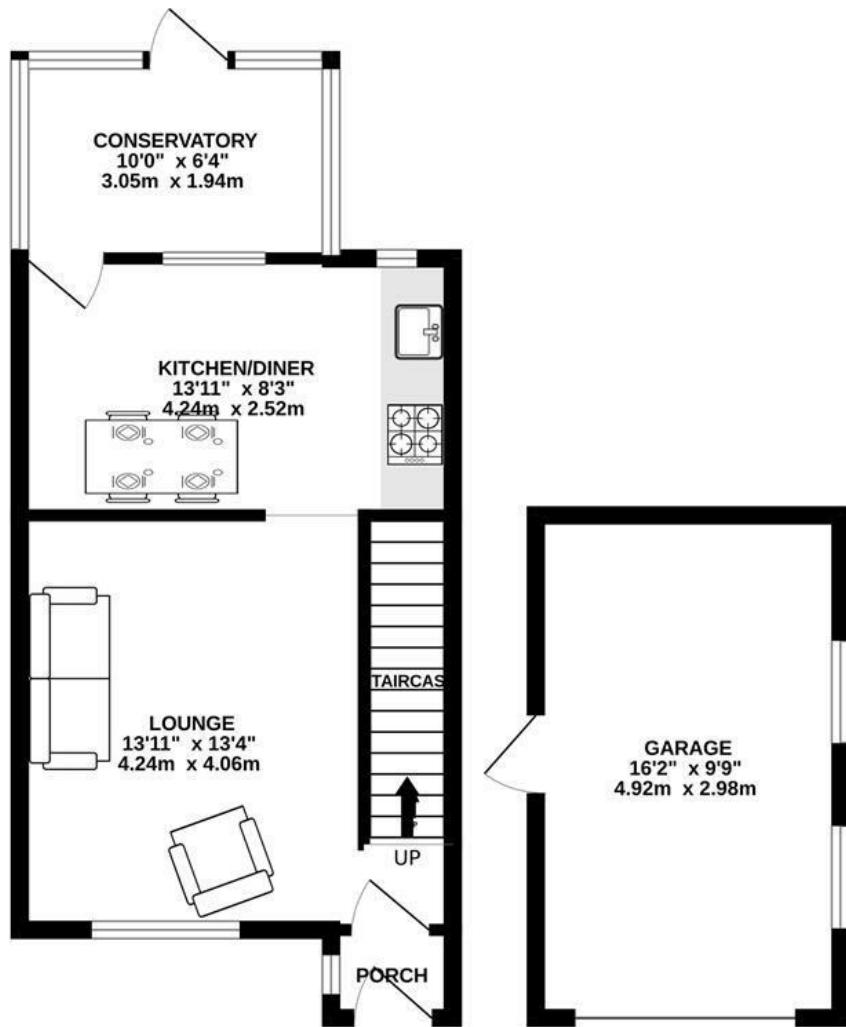
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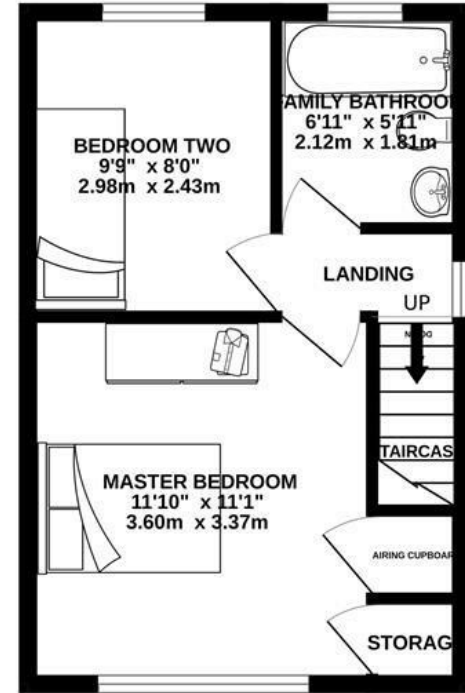




GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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