



Quins Croft, Leyland

£94,950

Ben Rose Estate Agents are pleased to present to market the opportunity to acquire this second floor, two bedroom apartment situated on a sought after residential estate in Leyland. This would make the ideal home for a first time buyer or to let investor. The home is situated only a short walk to Leyland town centre and its superb local schools, shops and amenities with fantastic travel links via the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hallway giving access to all areas of the property. You will find a spacious lounge/diner with a bay-window allowing for ample light, and plenty of room for a large sofa set and dining table.

The kitchen can be found just off the lounge/diner and it is here you will find an integral oven/hob, with space for other freestanding appliances.

The apartment also features two good-sized bedrooms with the master benefitting from integrated wardrobe space and a three piece ensuite with walk-in shower.

Completing this home is a three piece family bathroom, with bath and over the bath shower.

Externally, to the rear of the property is an allocated parking bay for one vehicle.

The room dimensions of all our properties can be found on the 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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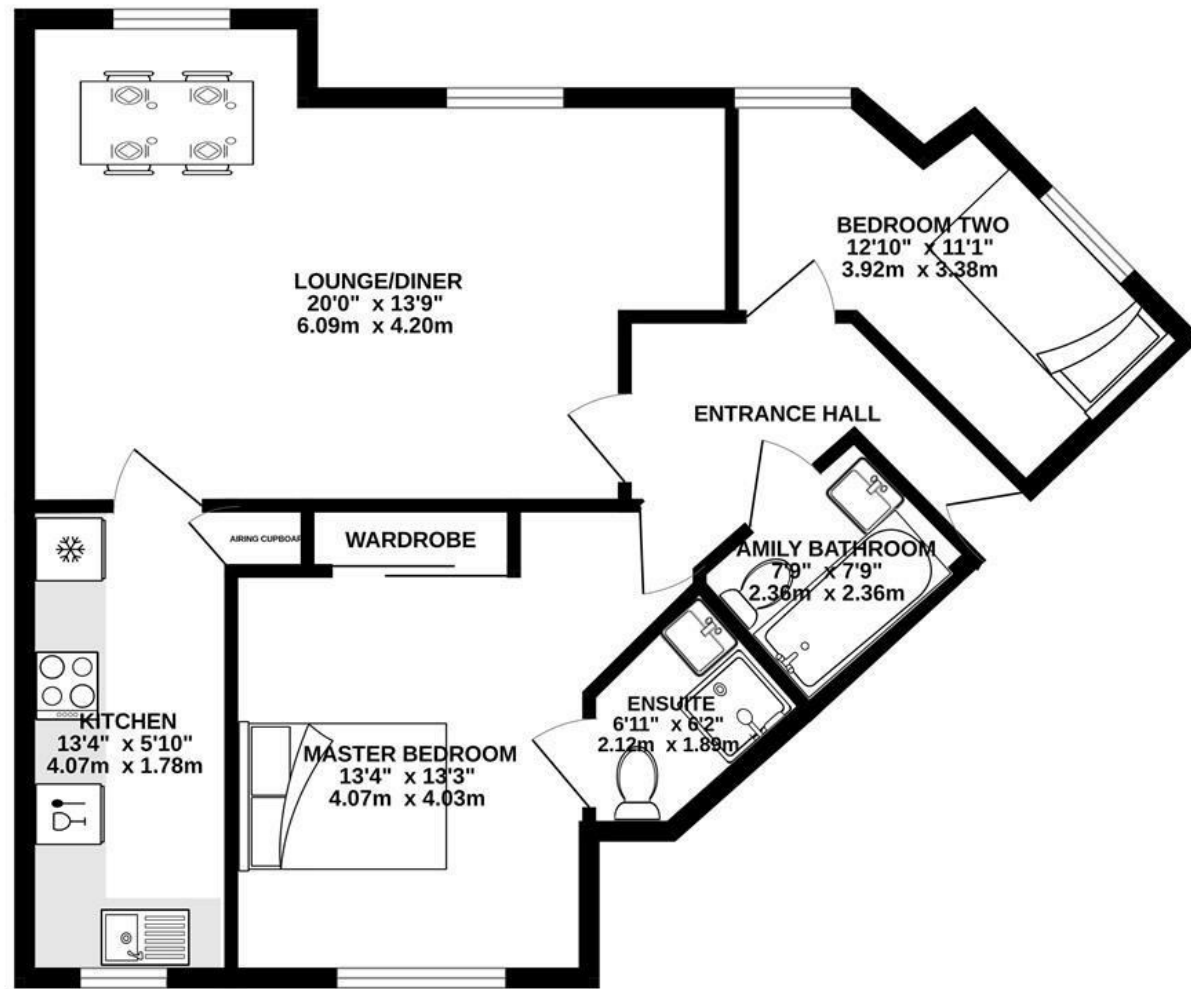








GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.5 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			
(81-91) B			
(69-80) C		71	80
(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 (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		