



## Queensway, Leyland

**Offers Over £150,000**

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom terraced property, located just a short drive into Leyland town centre. This would be an ideal property for a first-time buyer or as a potential buy-to-let investment. The property is located near the sought-after St Mary's High School, while also being in close proximity to local supermarkets and amenities, with fantastic travel links via the nearby Leyland train station and M6 and M61 motorways. It is also less than a five-minute walk into Worden Park. Viewing at the earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall with access up the stairs to the first floor. From here, you'll enter into the spacious lounge/diner that spans the entire length of the home. The lounge benefits from a charming log burner fire and offers ample space for a full settee suite and dining table. The lounge also gives through access into the conservatory at the rear. The conservatory, currently utilized as a formal dining room, offers a versatile space from which to enjoy the garden, which can be accessed here via double patio doors. Moving back through the lounge, you'll find the generously sized kitchen, which offers modern wall and base units with complementing work surfaces, a convenient breakfast bar, an integrated oven and hob, with plenty of additional space for freestanding appliances. The kitchen also gives through access to both the front and rear of the home as well as the under stair storage.

Moving upstairs, you'll find three good-sized bedrooms, with the master benefiting and bedroom two benefiting from integrated storage. You'll also find the modern three-piece family bathroom on this floor with an over-the-bath shower.

Externally, the front of the property overlooks the green and boasts a lawn garden alongside a driveway with off road parking for one vehicle. To the rear is a generously sized garden that offers ample patio space with faux lawn and raised decking area. The garden benefits from great seclusion and is not overlooked by neighboring properties to the rear.











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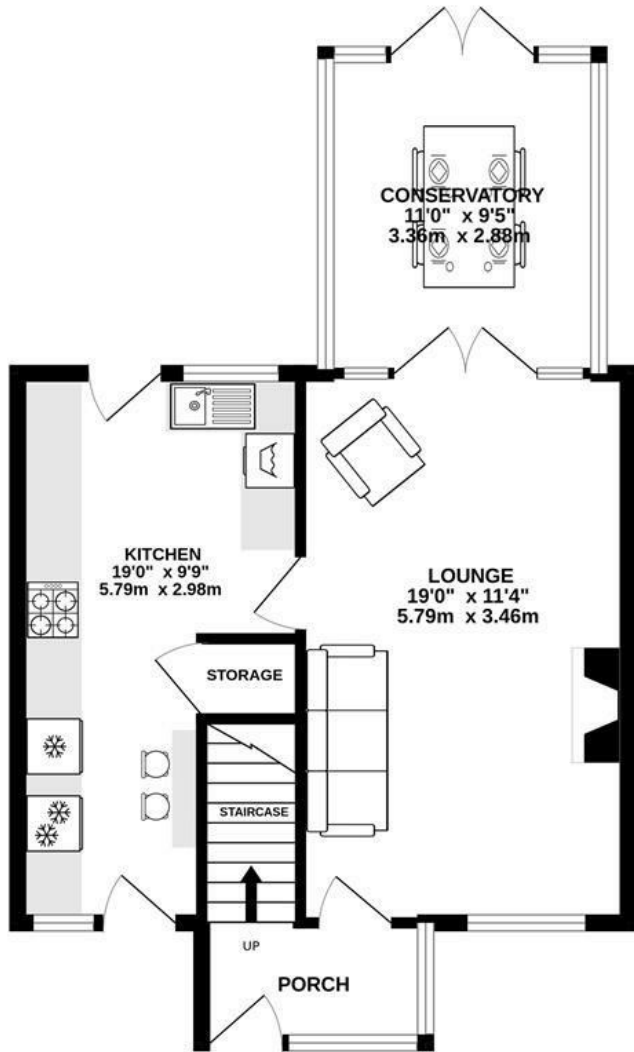




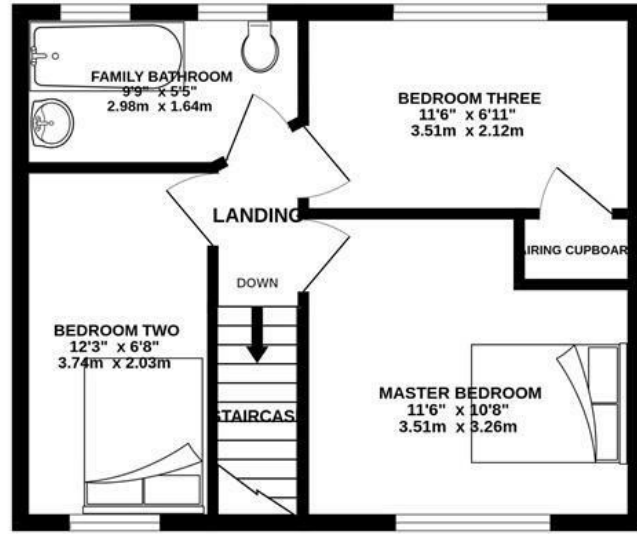




GROUND FLOOR  
531 sq.ft. (49.4 sq.m.) approx.



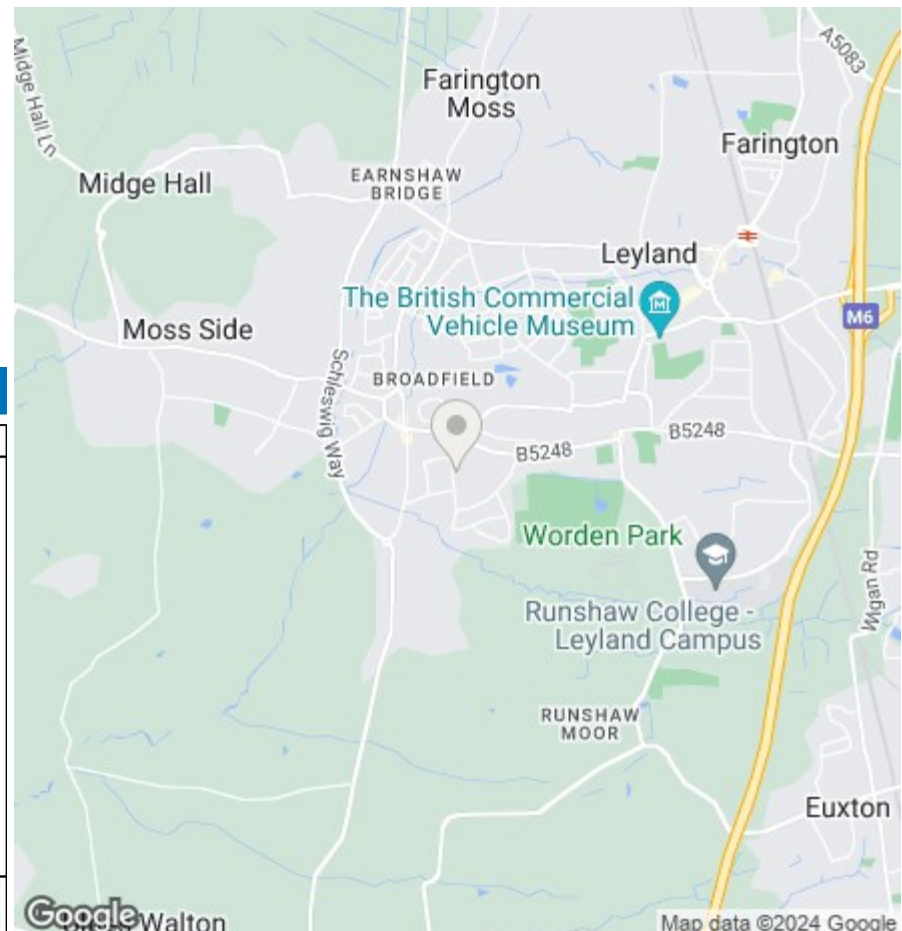
1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.3 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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### Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	