



**Northlands, Leyland**

**Offers Over £145,000**

Ben Rose Estate Agents are pleased to present to market this two bedroom, corner plot property on a quiet cul-de-sac in Leyland. The property is situated only a ten minute drive into Leyland town centre and is surrounded by superb local schools, shops and amenities. There is also fantastic travel links via nearby bus routes and the 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 hall where you'll find access to all ground floor rooms. The generously sized lounge situated towards the rear, receives an abundance of light from the front and side, compromises of an open spiral staircase and provides access to the garden. Moving back through to the front of the property you'll find the newly fitted kitchen, featuring integral wall and base units, a hob/oven and placement for freestanding appliances to be fitted.

Moving upstairs, you'll find the two double bedrooms, both compromising of wardrobe space, and the modern three piece family bathroom with bath and over the bath shower.

Externally, the property is situated on an enviable corner plot, with an easy to maintain front lawn. To the side and rear a good sized garden primarily lawned throughout with space for outdoor seating. To the rear you'll also find a drive for up to two cars, leading up to the single garage. Access to the garden can also be found at the front via a single gate.

The property has had a new boiler and heating system in August 2021.





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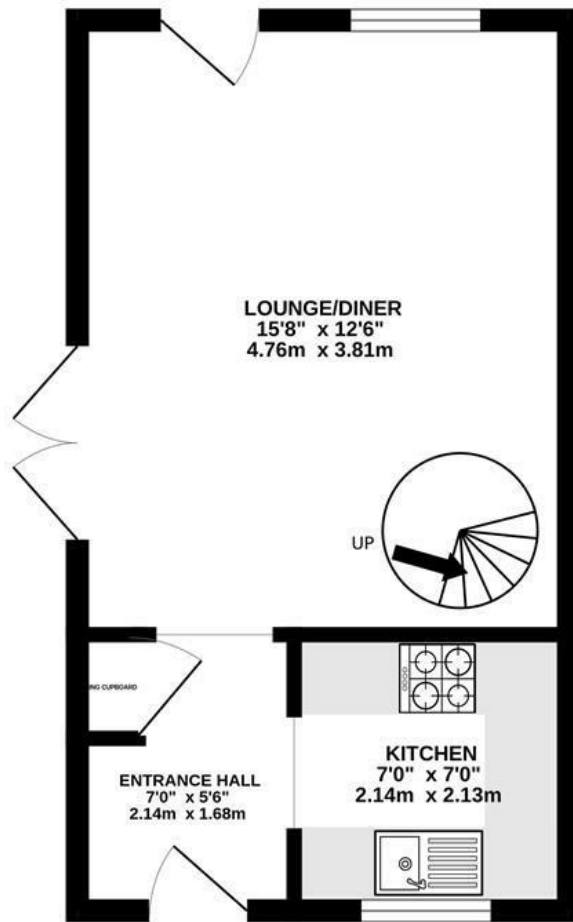
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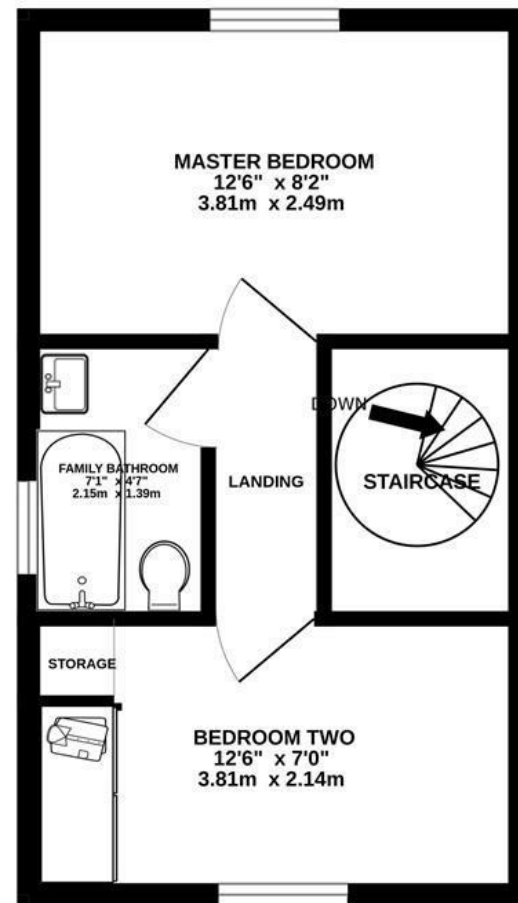




GROUND FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



1ST FLOOR  
278 sq.ft. (25.8 sq.m.) approx.

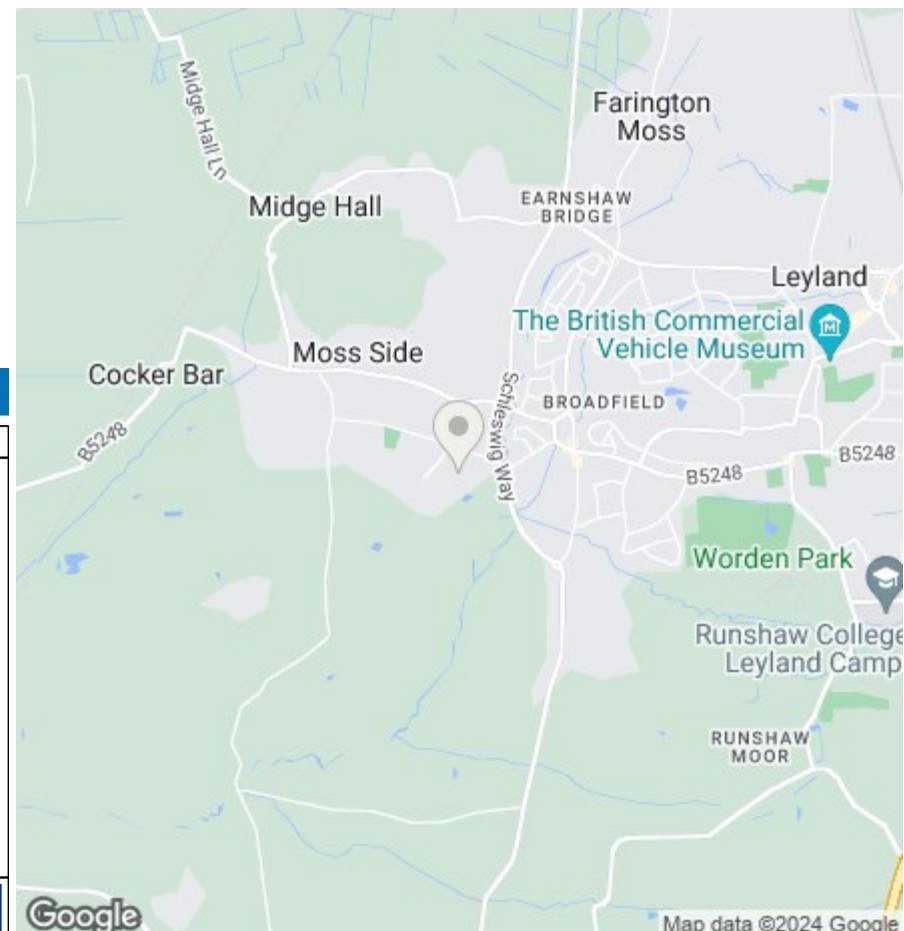


TOTAL FLOOR AREA : 561 sq.ft. (52.1 sq.m.) approx.

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>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	