



## Leyland Lane, Leyland

**Offers Over £195,000**

Ben Rose Estate Agents are pleased to present to market this charming, three-bedroom, semi-detached character property situated on a highly sought-after street in Leyland, that has been priced to reflect the need for modernisation. This would be an ideal family home offering plenty of indoor and outdoor space whilst also having easy travel links to nearby towns. There are also convenient amenities close by such as shops and pubs, making it a desirable location for families and commuters alike.

Entering the home, you are welcomed by an inviting entrance hall with stairs, under the stairs WC, and additional storage cupboard. From here, the hall leads seamlessly to the dining room and kitchen. The lounge, a generously sized space, features an open plan layout with a fireplace and large front-facing bay window, allowing for ample natural light. The dining room, adjacent to the lounge, boasts another bay window with patio doors that open onto the rear garden. There is ample room for a large family dining table providing a perfect setting for family gatherings and entertaining.

Moving to the spacious kitchen/breakfast room located at the end of the hall, you'll find an abundance of wall and base units, integrated appliances such as a hob/oven and plenty of room for additional freestanding appliances. It is here you can also find additional access to, and views of the rear garden.

Moving upstairs you'll find three bedrooms, two of which are spacious doubles. The master bedroom benefits from an additional bay window, while the third bedroom offers versatility as a home office, study, or nursery. Completing the first floor is a three-piece family bathroom with a bath and over the bath shower.

Externally, the property boasts a large driveway with space for two cars off-road, along with an additional space to the front of the home. The rear garden is a delightful retreat, mainly comprising of lawn and lined with tall hedges and fencing, offering privacy and seclusion. There is a good sized patio area for outdoor seating, and plenty of space for a shed, catering to outdoor storage needs. Notably, the property features high ceilings and period features, along with updates including a new roof in 2018, double glazing to the front of the home in 2021, replacement of kitchen window glass, and a new central heating/boiler in 2018.

In summary, this property offers versatile space, making it an ideal family home with modern amenities and convenient travel links, ensuring comfortable living for years to come.





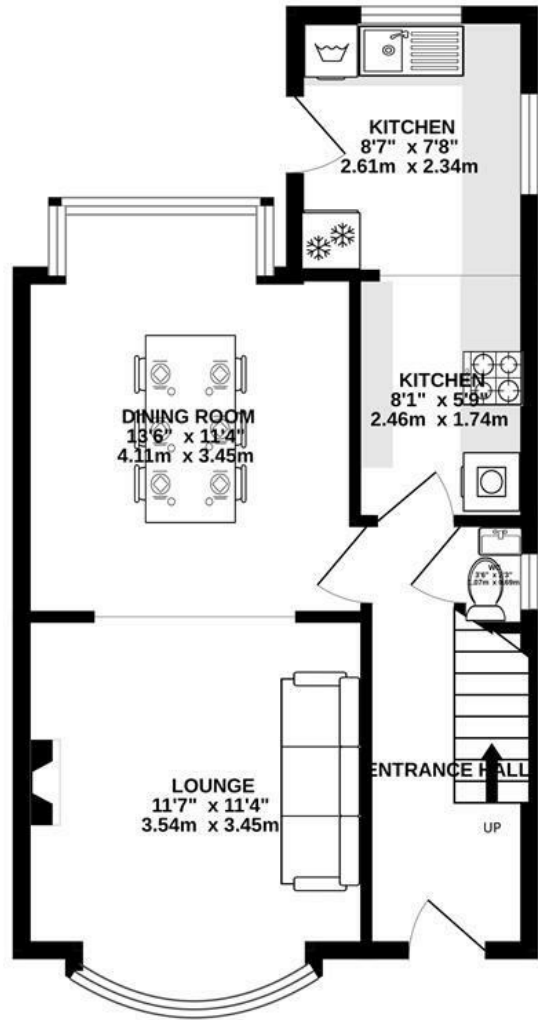




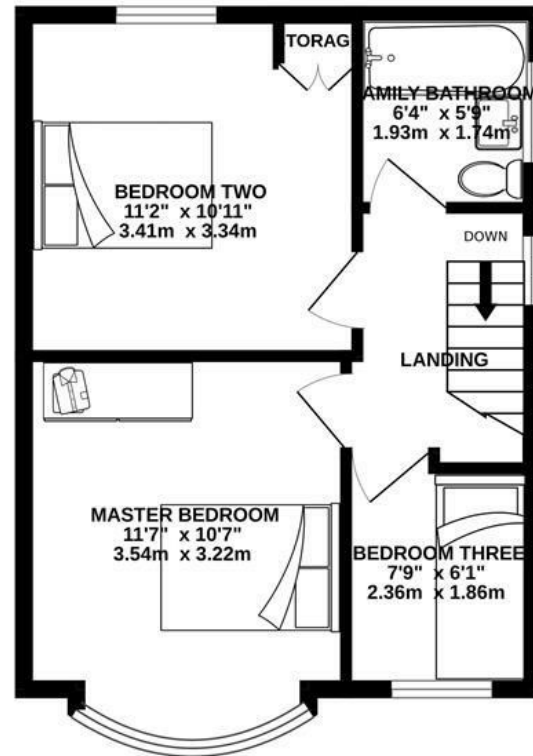




GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.

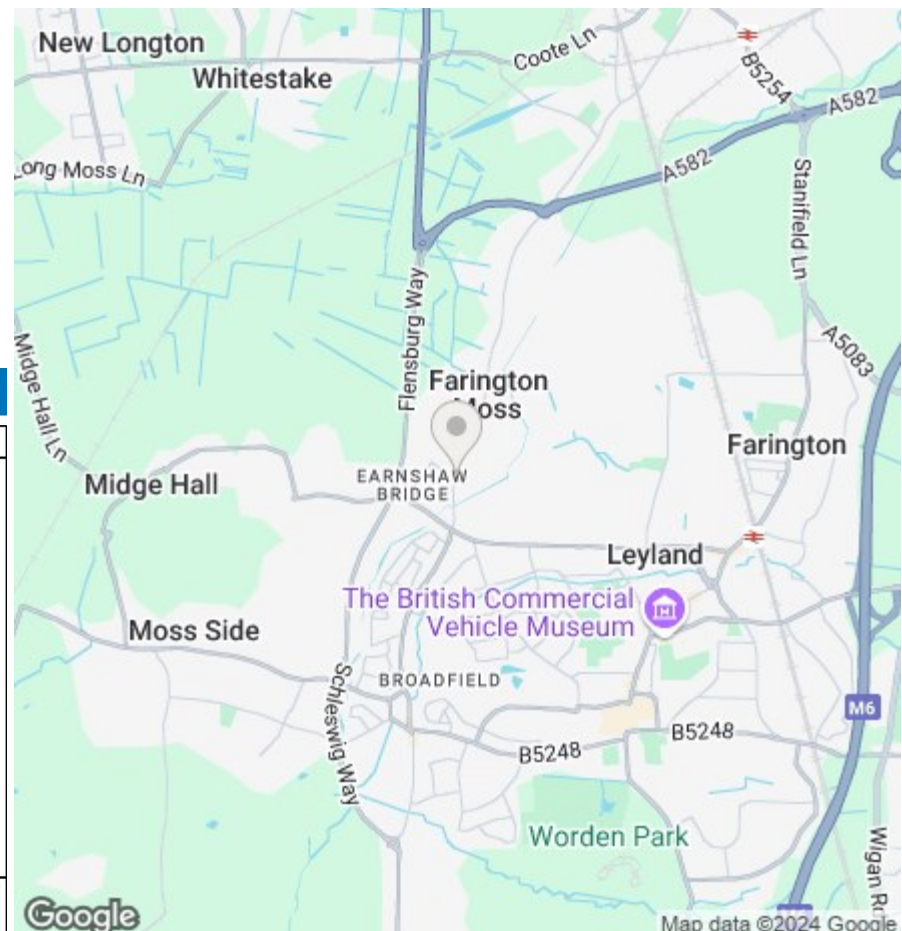


TOTAL FLOOR AREA : 840 sq.ft. (78.1 sq.m.) approx.

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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	<b>63</b>	<b>80</b>
<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	