



Fox Lane, Leyland

£125,000

Ben Rose Estate Agents are pleased to bring to market this charming two-bedroom mid-terrace property, located just a short walk from Leyland town centre. Surrounded by superb local schools, supermarkets, and amenities, and offering fantastic travel links via the nearby Leyland train station and the M6 and M61 motorways, this home is ideal for first-time buyers or smaller families. Early viewing is highly recommended to avoid any potential disappointment.

Stepping into the property, you will find yourself in the spacious lounge, which features a charming fireplace and integrated storage. From here, you will enter the fitted kitchen/diner, which offers modern wall and base units with complementing work surfaces and space for freestanding appliances. There is ample room for a family dining table here. Moving through, you will find access to the rear garden via a single door. Completing the ground floor is a three-piece family bathroom with an over-the-bath shower.

Moving upstairs, you will find two well-proportioned double bedrooms, with the second bedroom benefiting from a convenient ensuite WC.

Externally, the rear of the property boasts a good-sized paved garden that receives plenty of sunshine throughout the day. Communal parking is available at the rear of the property.







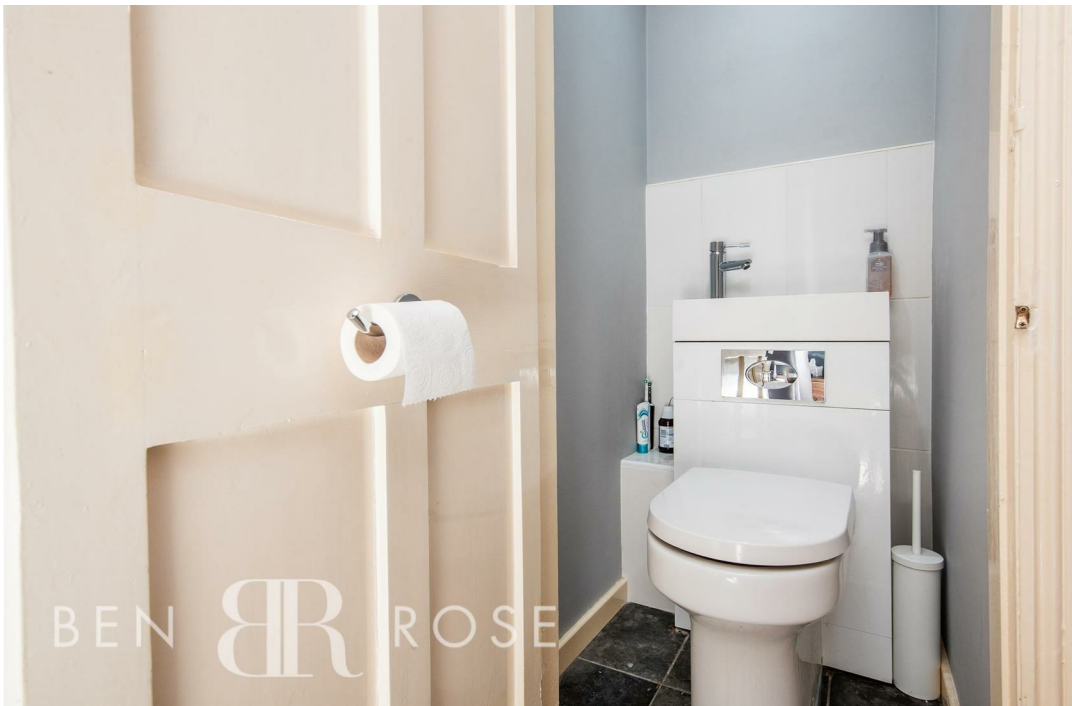
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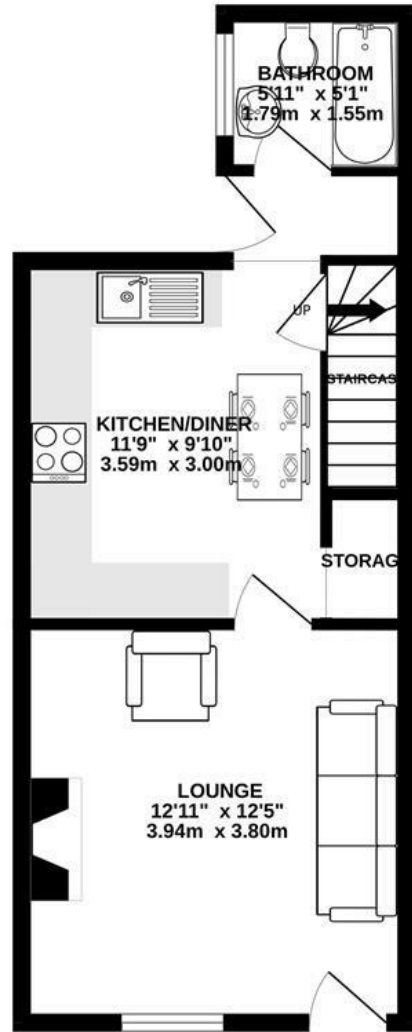




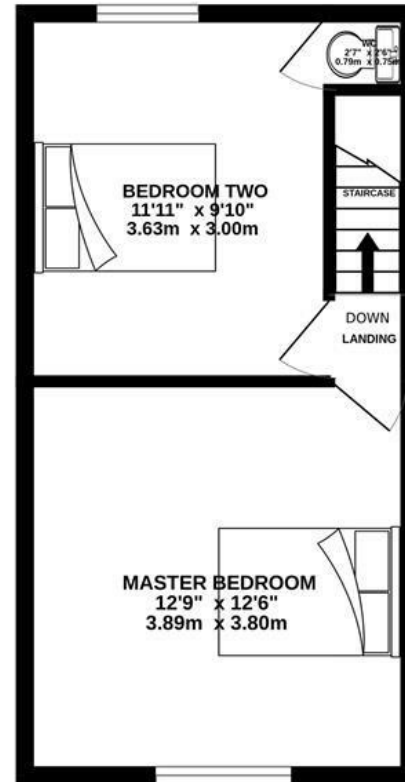


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GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



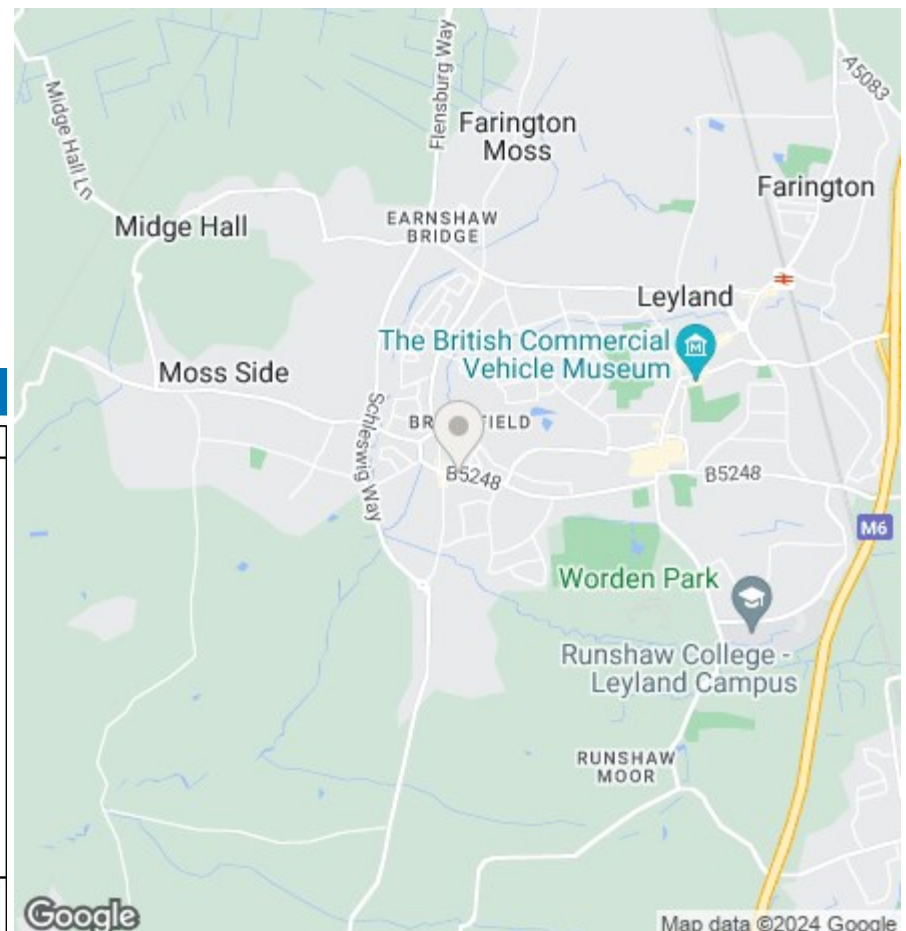
1ST FLOOR
307 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.9 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) A		88
(81-91) B		
(69-80) C	72	
(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 (CO₂) 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	