



Mendip Road, Clayton-Le-Woods

Offers Over £75,000

Ben Rose Estate Agents are pleased to present to market this charming one-bedroom first-floor flat with a private garden, situated in a peaceful area just 10 minutes away from Leyland town centre. This delightful apartment is perfect for professionals or couples looking for a serene yet conveniently located home. The property is close to local amenities and surrounded by beautiful nature walks. Excellent travel links include local bus routes, the M6, and M65 motorways.

Entering the property, you are greeted by an entrance hallway on the ground floor with stairs leading to the first floor.

At the top of the stairs, there is a window that brightens the space and a small storage room with shelving. This leads to the hallway, providing access to all rooms in the apartment. The lounge is spacious and filled with natural light from its two windows and includes a small storage room. The kitchen is accessible from the lounge and features integrated appliances such as a hob and oven, an under-counter fridge and freezer, a washing machine, and a breakfast bar. From the hallway, you can access a walk-in wardrobe. The large master bedroom has two windows, and there is a three-piece family bathroom with a window and an airing cupboard for extra storage space.

The exterior of the property is well-maintained with paths and trees around the apartments. There is parking available for residents, accommodating at least one car. The property also benefits from its own private garden with gated access to the rear of the property, mainly laid to lawn. This lovely home offers a comfortable and convenient lifestyle, perfect for first-time buyers or those looking to downsize.



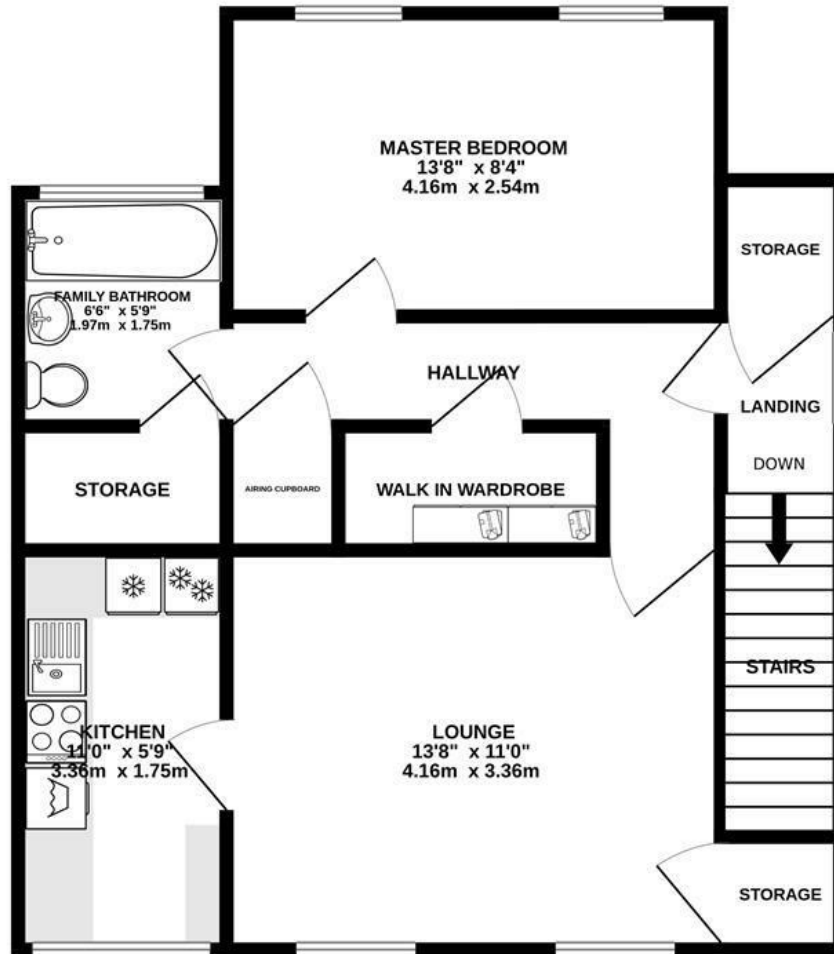
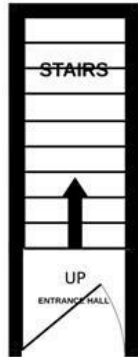




BEN  ROSE

GROUND FLOOR
30 sq.ft. (2.8 sq.m.) approx.

FIRST FLOOR
542 sq.ft. (50.4 sq.m.) approx.

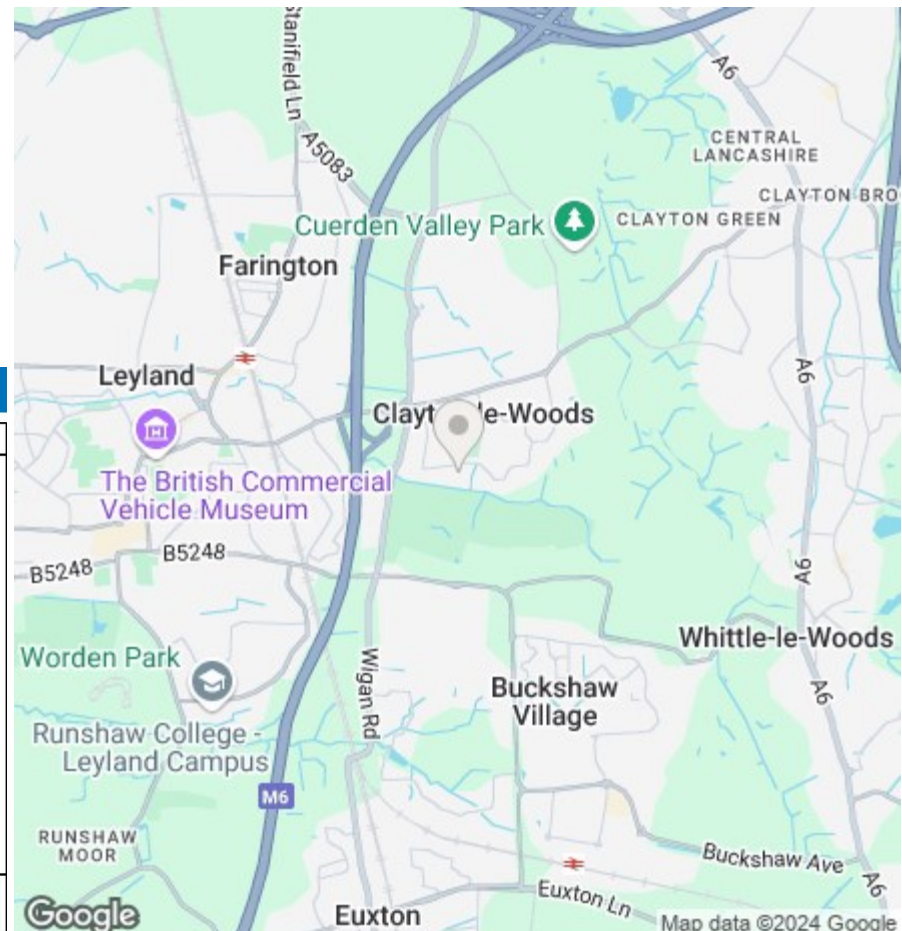


TOTAL FLOOR AREA : 572 sq.ft. (53.2 sq.m.) approx.

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	72	76
(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	