



Leyland Lane, Leyland

Offers In The Region Of £140,000

Ben Rose Estate Agents are pleased to present to market this lovely two-bedroom terrace property situated just outside of Leyland town centre. This quaint home is perfect for first-time buyers in the area, offering local shops and amenities right on the doorstep. With excellent travel links via local bus routes and the nearby M6, M61, and M65 motorways, commuting is made simple and convenient.

Upon entering the home, you are greeted by an inviting entrance hall/boot room, perfect for storing coats and shoes. The spacious front lounge features a charming fireplace, adding a cozy touch to the room, and an open staircase that enhances the sense of space. This area seamlessly flows into the kitchen/diner, which has an integrated hob/oven and ample space for other freestanding appliances. The kitchen also provides room for a dining table and offers access to the rear yard.

Moving to the first floor, you will find two well-proportioned bedrooms, each offering space for furnishings. The three-piece family bathroom includes an over-the-bath shower, providing convenience for the home.

Externally, the property offers on-road parking to the front and gated access to a charming front garden with a path leading to the front door. The rear of the property features a convenient yard with a brick outbuilding, perfect for additional storage, and access to the rear ginnel.

In summary, this delightful home combines charming features with modern conveniences, making it an ideal choice for first-time buyers looking for a property with excellent amenities and transport links.



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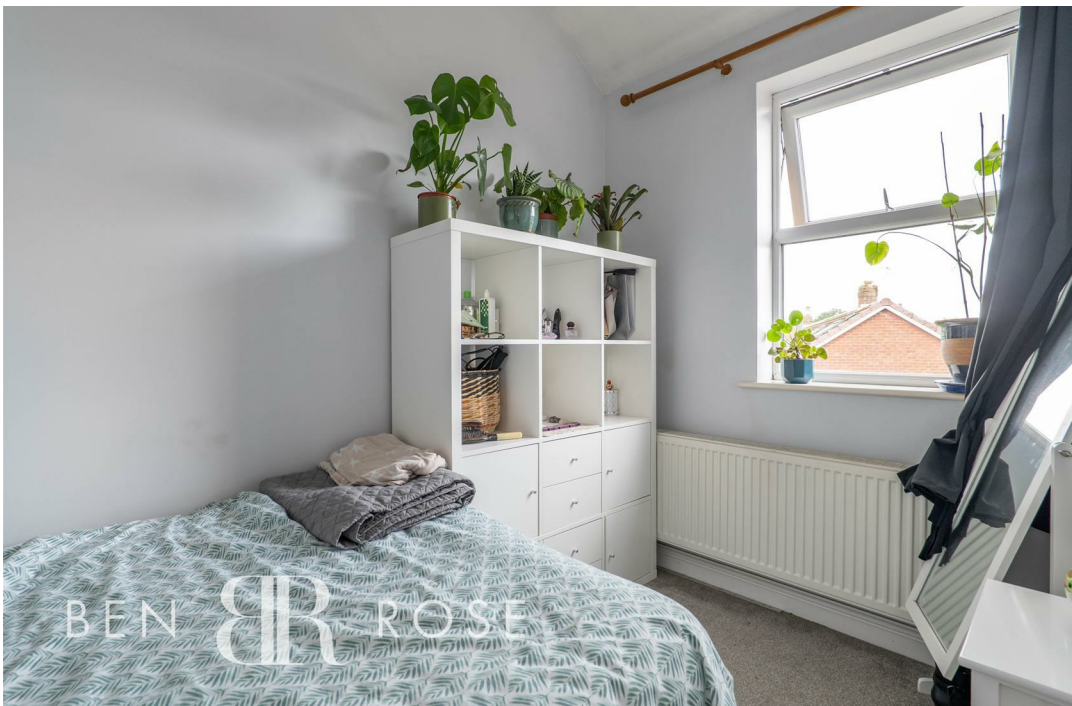


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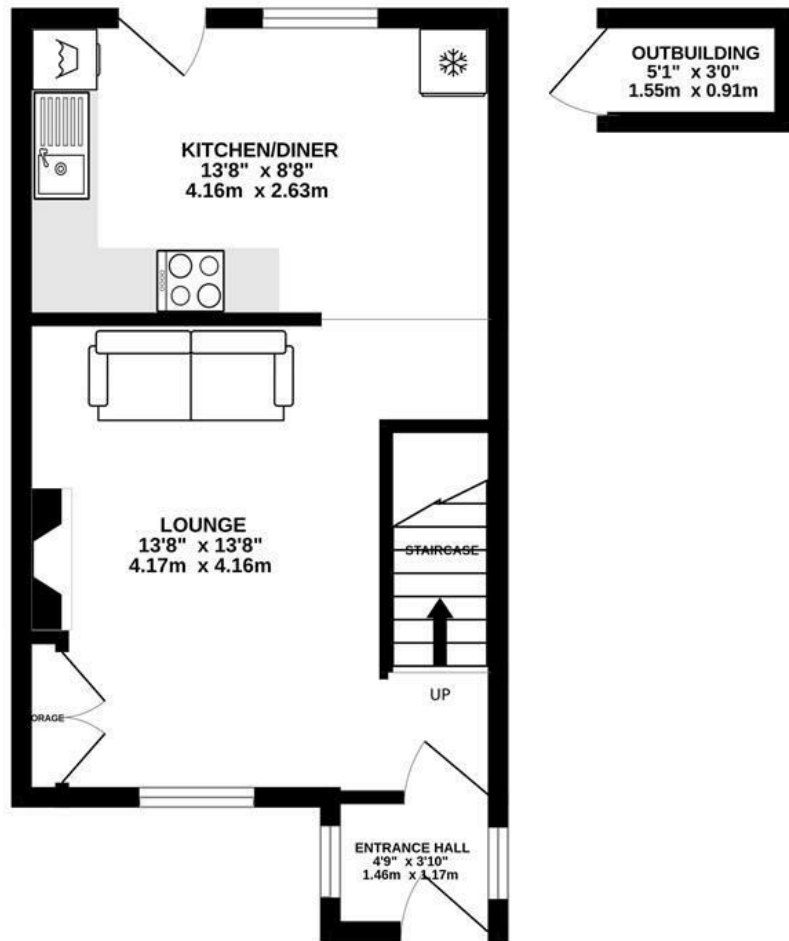


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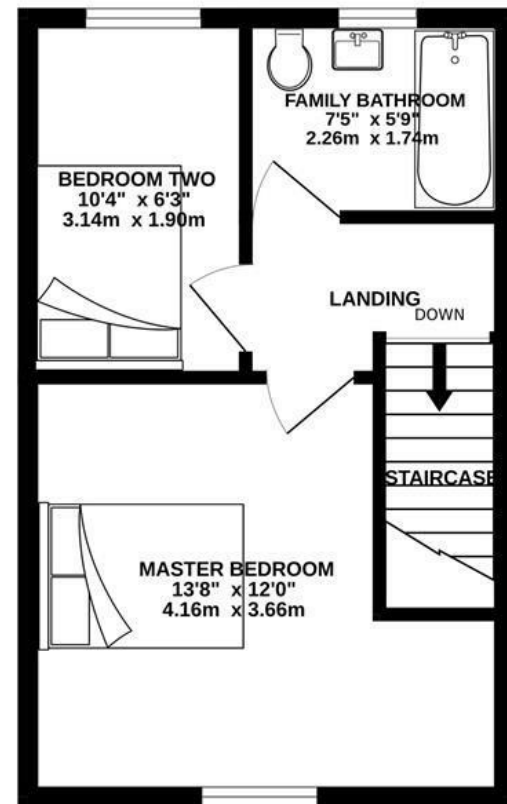




GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.3 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

