



## Derby Street, Leyland

**Offers Over £150,000**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom end terrace home, situated on a quiet cul-de-sac in a desirable area of Leyland. This delightful property, offered with NO ONWARD CHAIN is perfect for first-time buyers. Ideally located within walking distance to Leyland town centre, residents can enjoy a variety of supermarkets, restaurants, and schools right on their doorstep. Excellent travel links are available via local bus routes, Leyland train station with direct routes to Manchester and Preston, and easy access to the M6 and M61 motorways, making commuting a breeze.

Upon entering the home, you are greeted by a welcoming entrance hall that leads into the spacious front lounge. Moving through to the sizeable kitchen, you'll find integrated appliances such as an oven, fridge, freezer, and dishwasher, as well as a convenient breakfast bar for up to two people. The kitchen also provides access to the under stair storage, adding to the home's practicality. Adjacent to the kitchen is a utility room with access to the rear yard, offering additional storage and laundry space. Completing the ground floor is a three-piece family bathroom, featuring an over-the-bath shower.

Ascending to the first floor, you will find three well-proportioned bedrooms. The master bedroom even features its own separate WC and shower cubicle.

Externally, the property features on-road parking to the front, ensuring ease for residents and visitors. To the side, there is access to a private road that runs behind the row of terraces, providing additional convenience. The rear yard is versatile, with an opening that allows for car parking if needed, while still leaving plenty of space for outdoor activities and storage.

In summary, this lovely end terrace home offers a blend of comfort and convenience in a prime Leyland location. With its excellent amenities, superb travel links, and thoughtful design, this property is an ideal choice for those looking to make their first steps onto the property ladder.



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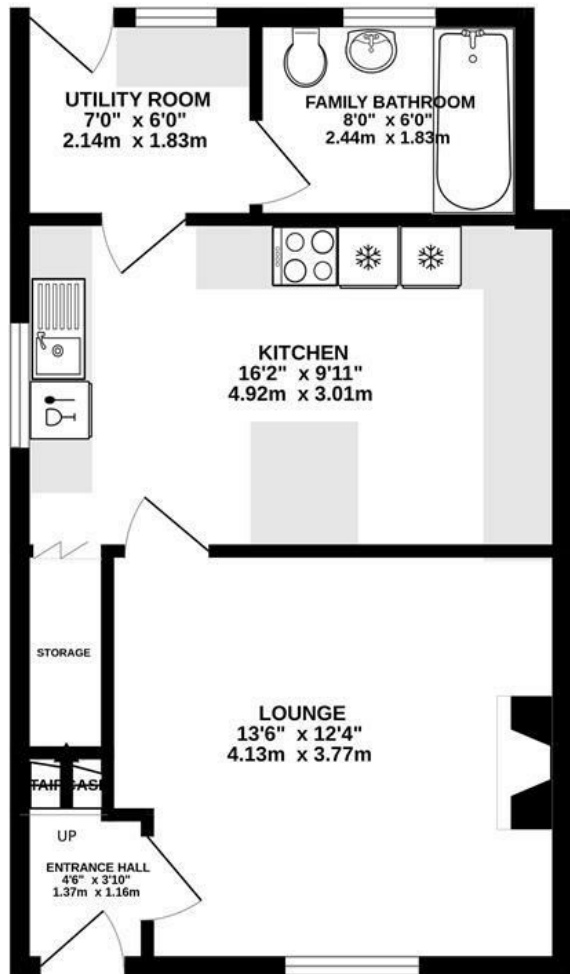
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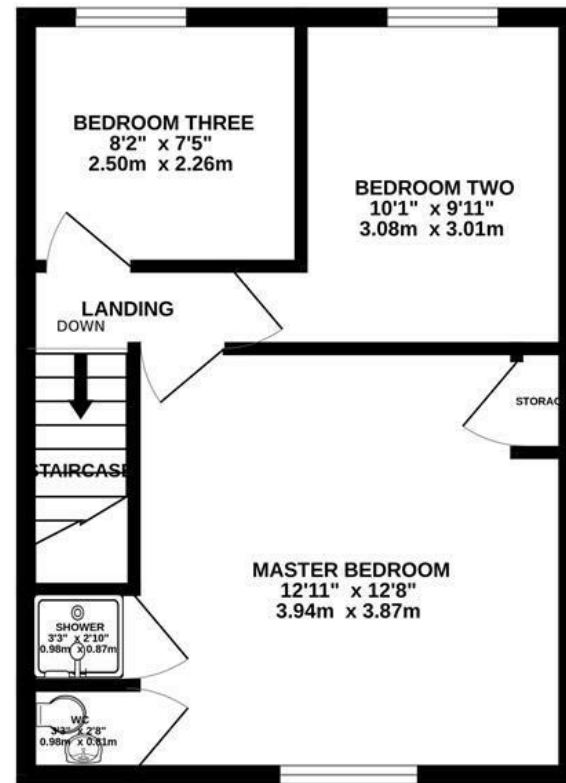
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GROUND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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>		
(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>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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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