



Lancaster Gate, Leyland

Offers Over £100,000

Ben Rose Estate Agents are pleased to present to the market this two-bedroom, first-floor apartment located in a highly sought-after residential area of Leyland. Ideal for first-time buyers looking to get a foot onto the property ladder, this home offers a perfect blend of comfort and convenience. Situated within walking distance of Leyland town centre, you'll have easy access to an array of local shops, superb schools, and essential amenities. The property is also excellently positioned for commuters, with fantastic travel links provided by nearby bus routes and the M6 and M61 motorways.

As you enter the apartment, you are welcomed by an entrance porch that leads you into a spacious hallway. Directly accessible from here is the well-sized master bedroom, which features a modern three-piece en-suite shower room, offering a private and comfortable retreat. Moving through the hallway, you'll find an integrated storage cupboard, perfect for decluttering, and a contemporary three-piece family bathroom that includes a handheld shower over the bath.

Continuing through the property, you'll discover the bright and airy lounge/kitchen diner. The modern kitchen is well-equipped with both integrated and freestanding appliances, and a breakfast bar that comfortably seats two, making it an ideal spot for casual dining. The lounge/kitchen area benefits from dual-aspect windows that flood the space with natural light, and a Juliette balcony that adds a touch of elegance to the lounge. The second bedroom, located the end of the hall is a versatile space that comfortably accommodates a single bed and would be perfect as a home office or study.

Externally, the property benefits from residential parking both at the front and rear of the building, providing ample space for vehicles. Access to the apartment is conveniently located at the side of the building.







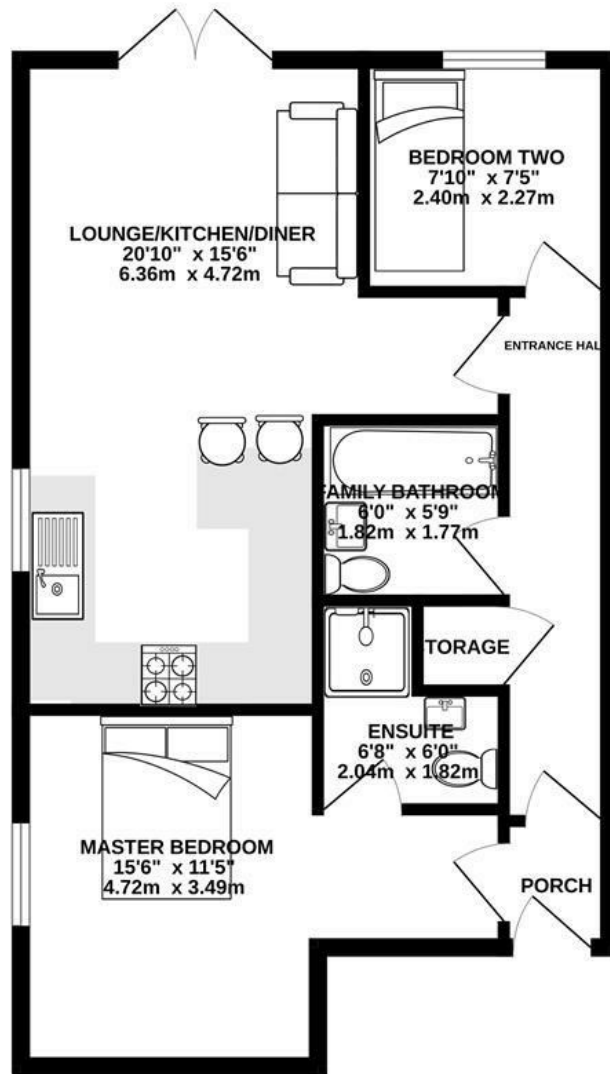






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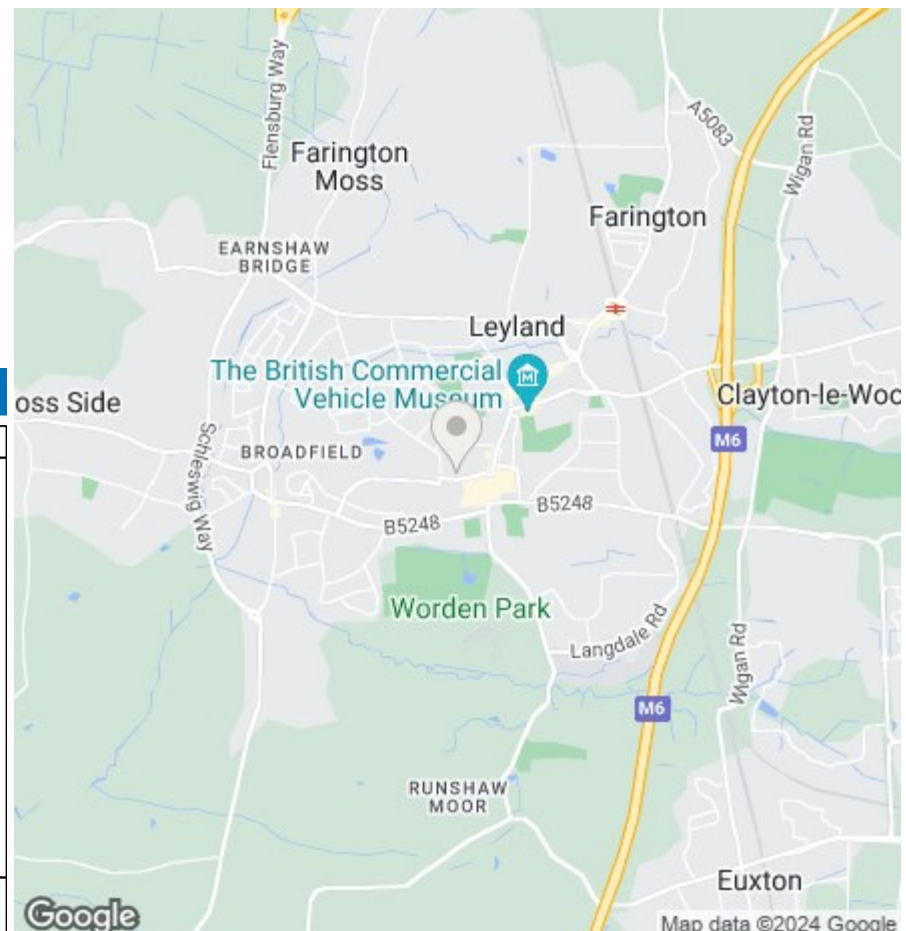
GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq.ft. (53.3 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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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			
(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 (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		