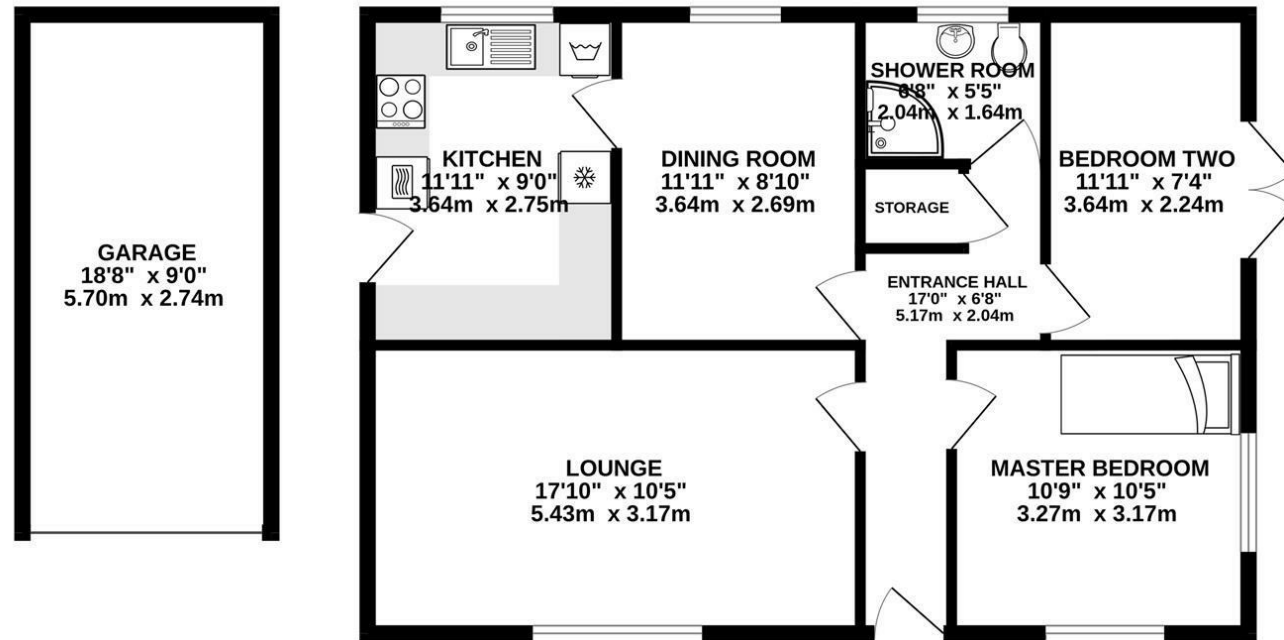


GROUND FLOOR 880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.8 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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Bow Lane, Leyland

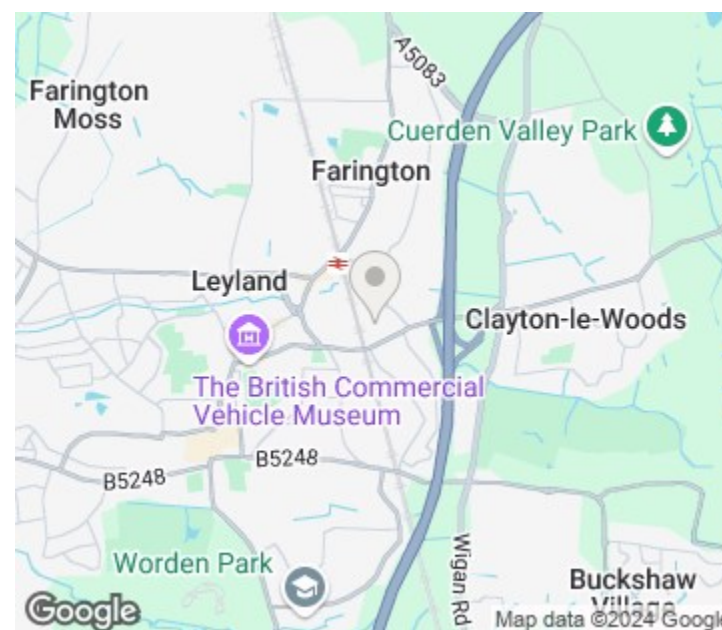
Offers Over £200,000

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom bungalow situated just outside Leyland town centre. Offered with **NO ONWARDS CHAIN**, this property benefits from its prime location, boasting excellent travel links and a variety of amenities right on the doorstep. Though in need of some modernisation, this home presents an ideal project opportunity for someone looking to make their dream home.

Upon entering the home, you are welcomed into a spacious entrance hall, providing access to the majority of the rooms. The front lounge offers ample space and natural light. Adjacent to the lounge is the dining room, which seamlessly flows into the kitchen, perfect for family meals and entertaining. The home features two well-good sized bedrooms, with the second bedroom offering direct access to the garden through patio doors. A conveniently located shower room completes the layout, catering to all your daily needs.

Externally, the property boasts a gated driveway with space for one car, leading up to a single detached garage, ensuring secure parking and additional storage. To the rear, you'll find a low-maintenance yard, while the side of the home reveals a lovely lawned garden with a decked patio area, perfect for outdoor dining and enjoying the sunshine.

This bungalow, with its excellent location and potential, is a wonderful opportunity for anyone looking to create their dream home.



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	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	70
(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	
EU Directive 2002/91/EC	

