



## Hewitt Street, Leyland

**Offers Over £115,000**

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom semi-detached property, finished to a modern standard and offering versatile space throughout. Nestled in a sought-after central area in Leyland, this home is strategically located with close proximity to amenities, excellent travel links, and a short walk into Leyland town centre. Superb schools and easy access to the M61/M6 motorways make this property ideal for first-time buyers seeking a well-connected and centrally located home.

As you step through the entrance porch, you are greeted by the generously sized lounge, which provides access to the large under stair storage, the rear yard, kitchen, and staircase. The kitchen/diner is thoughtfully designed with ample worktops and room for freestanding appliances. A welcoming space, it accommodates a four-person family dining table, making it perfect for shared meals and gatherings.

Ascending to the first floor, you'll find two double bedrooms. The master bedroom is generous in size and boasts integrated storage, offering practical solutions for organizing personal belongings. The adjacent three-piece family bathroom features a bath and over-the-bath shower.

Externally you'll find room for one car off road at the side of the home, and additional parking on road. To the rear a good-sized yard with newly fitted tall fencing and gated access to the lane behind, offering added privacy for outdoor activities and relaxation.

Other notable features include new carpets, light fittings and window blinds along with a full internal and external repaint. The kitchen also benefits from a new smoke alarm.

In summary, this refurbished two-bedroom semi-detached property is an excellent choice for first-time buyers. Its central location, combined with easy access to amenities and travel links, makes it a practical and convenient residence. With a good-sized yard and thoughtful features throughout, this home is a comfortable retreat in the heart of Leyland.





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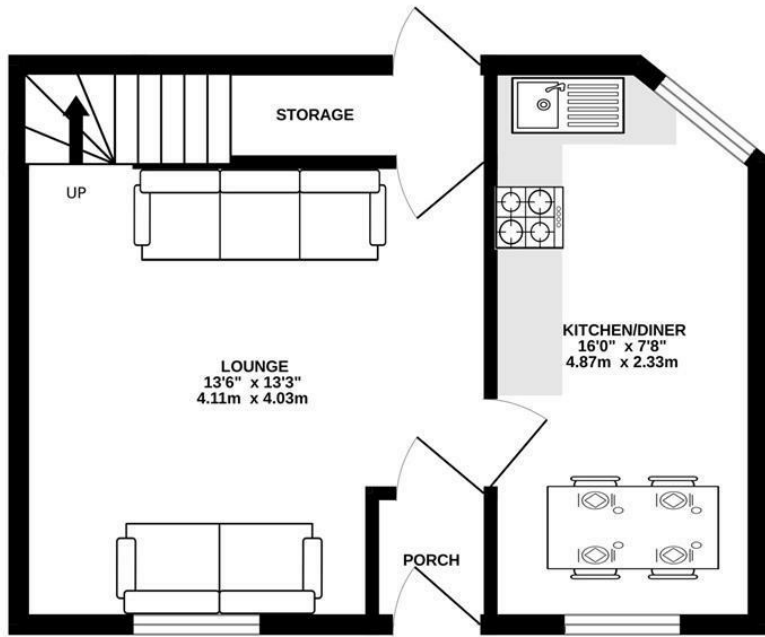




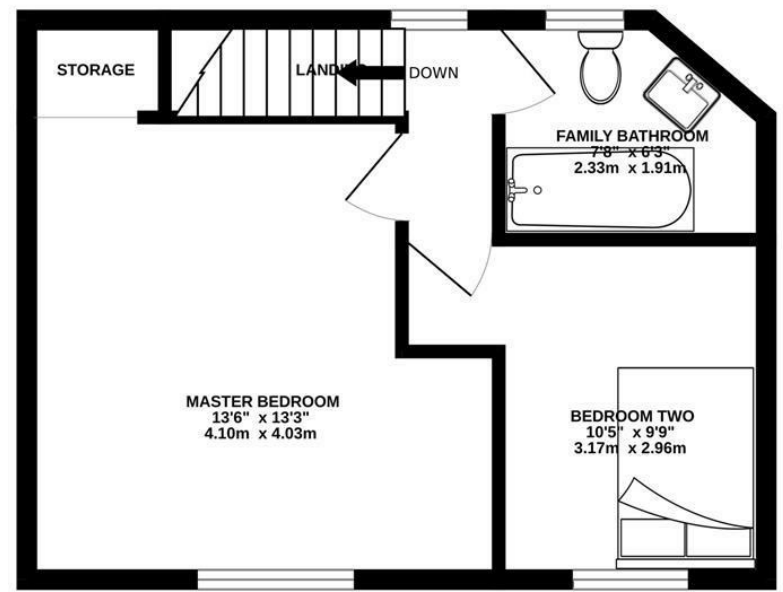


# BEN ROSE

GROUND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 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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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		64	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

