



## Bent Lane, Leyland

**Offers Over £130,000**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, mid-terraced property, offered with No Onwards Chain. Located on a sought-after street, the home is just a short walk from Leyland town centre, offering convenient access to superb local schools, shops, and amenities. The property benefits from excellent travel links, with the M6 and M61 motorways nearby, making it ideal for commuting to Preston, Chorley, and beyond. Viewing at your earliest convenience is highly recommended to avoid disappointment.

As you enter the property, you are welcomed into a bright entrance hall, providing access to the lounge and stairs leading to the upper floor. The lounge is spacious and comfortable, with ample room for a large sofa set and additional furnishings, making it a perfect space for relaxing or entertaining. Moving through, the generous dining/sitting room offers a versatile area for family meals or additional living space. A convenient under-stair storage cupboard is located here, and patio doors lead out to the rear yard, adding a lovely flow of natural light. The kitchen, newly fitted in 2021, features modern wall and base units with integrated appliances, plus room for free-standing appliances. It also offers further access to the rear yard, making it a functional and stylish space.

Heading upstairs, the first floor houses three well-proportioned bedrooms. Two of the bedrooms are spacious doubles, providing plenty of room for wardrobes and bedroom furnishings. The third bedroom accommodates a single bed but would make an ideal home office, study, or nursery. A modern three-piece family bathroom completes this floor, featuring a bath with an overhead shower.

Externally, the property benefits from a low-maintenance front area that provides off-road parking for two cars. The home also features a rear south-facing yard, flagged for easy upkeep and offering gated access to the lane behind, ideal for discreet bin storage. The yard is not directly overlooked, and benefits from a large storage shed.

This lovely home is perfect for first-time buyers or small families, combining modern living with an excellent location. Don't miss your chance to view!





BEN  ROSE



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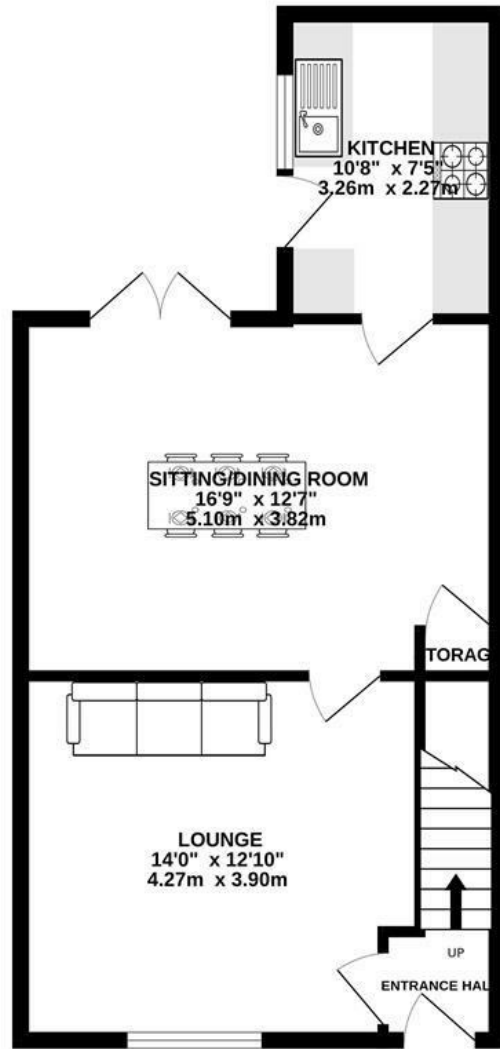




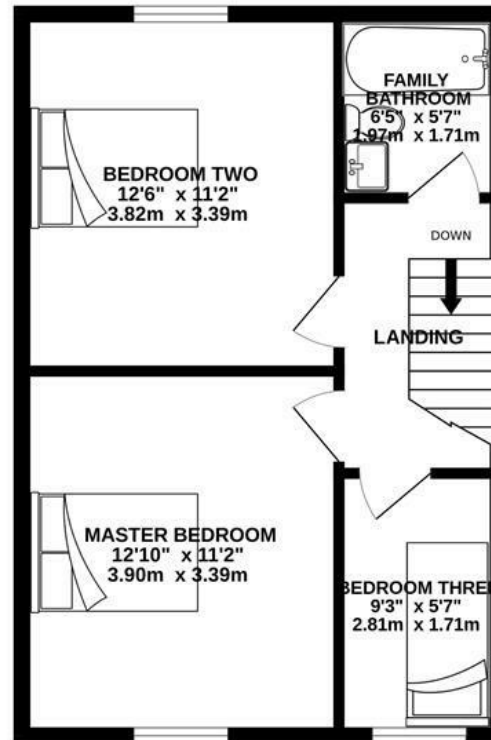


# BEN ROSE

GROUND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.

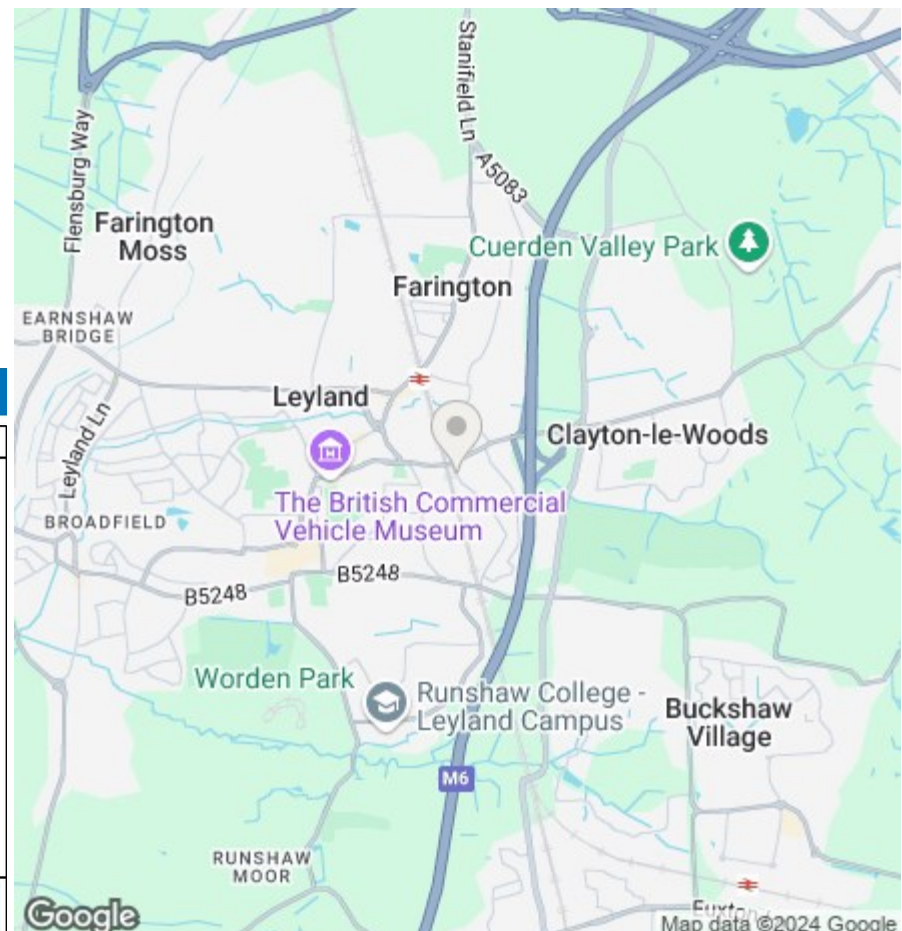


TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

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>                            |                         | <b>83</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>64</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>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |