



Leadale Road, Leyland

Offers In The Region Of £160,000

Ben Rose Estate Agents are pleased to present to market this deceptively spacious, NO CHAIN, three-bedroom property, nestled in Leyland. In need of modernisation throughout, this home is the perfect opportunity for first-time buyers or couples looking to make it their own. Conveniently positioned on the outskirts of Leyland town centre, the property offers easy access to major commuter links, including the M6 and M61 motorways, connecting you to all key Northwest towns and cities. Leyland's local amenities, including shops, schools, and parks, are also just a short distance away, making it a great location for everyday convenience.

Upon entering the home, you are welcomed into a spacious entrance hall, complete with handy under-stair storage. From here, you have access to all ground floor rooms. The kitchen, located just off the hallway, offers ample wall and base units with room for freestanding appliances, providing a solid foundation for modernisation. Moving through the second hallway, you'll find a convenient WC and access to the integral garage, a good sized space which presents excellent potential for additional living space. Continuing back through the home, the dining room comfortably accommodates a family dining table, with double doors that lead directly to the rear garden and flow seamlessly into the generously sized lounge, featuring a charming bay window and traditional fireplace, adding character to the space.

Heading upstairs to the first floor, the property offers three well-proportioned double bedrooms, ideal for a growing family or those in need of additional space. The front two bedrooms and the landing WC have recently had new windows installed, ensuring improved insulation and energy efficiency. The family bathroom features a two-piece suite, complete with a bath and built-in storage, while a separate WC is conveniently located off the landing.

Externally, the property boasts a private driveway with enough space for up to three cars, alongside an integral garage that adds to the property's potential. The recently repointed side of the house enhances its structural integrity, offering peace of mind for future buyers. To the rear, you'll find a beautifully maintained, south-facing garden, predominantly laid to lawn with a patio, complimented by mature plants and shrubs. The garden is not directly overlooked, offering a peaceful and private outdoor retreat.

This property represents a fantastic opportunity to create a modern, personalised family home in a prime location. Early viewing is highly recommended to avoid disappointment.





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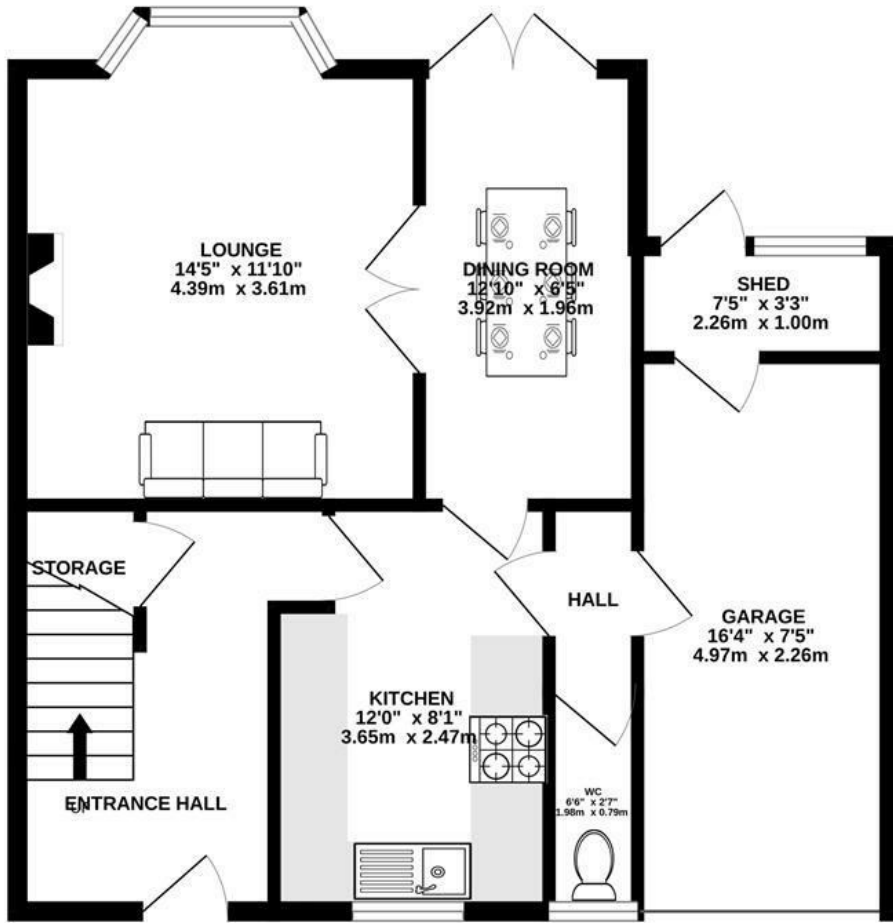




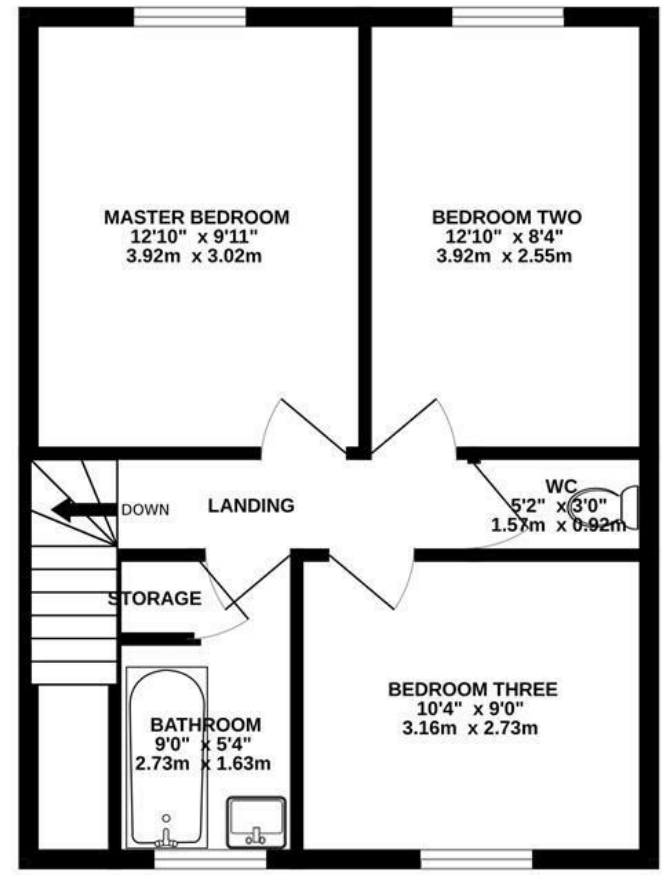




GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.

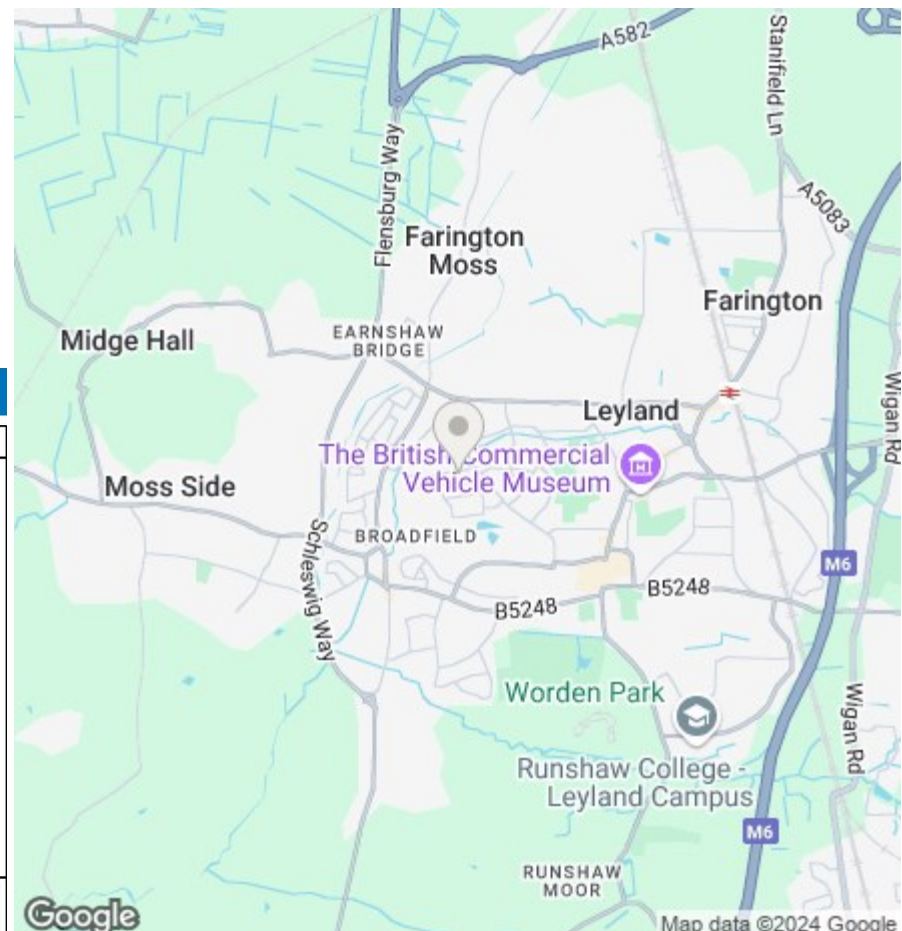


TOTAL FLOOR AREA : 1057 sq.ft. (98.2 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		67	
(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		