



Railway Street, Leyland

Offers Over £170,000

Ben Rose Estate Agents are pleased to present to market this deceptively spacious three-bedroom, semi-detached property, located in a much sought-after residential area of Leyland. Ideal for first-time buyers, this charming home is situated close to excellent local amenities, including shops, good schools, and leisure facilities. The property benefits from superb travel links, with easy access to the M6 and M61 motorways, making it convenient for commuting to major Northwest towns and cities, while also being near stunning Lancashire countryside, offering a perfect blend of urban and rural living.

As you enter the property, you are welcomed into a bright and inviting entrance hall that provides access to the staircase and leads into the generously sized lounge. The lounge is beautifully complemented by a newly installed log-burning fire and a front-facing window that fills the room with natural light. Continuing through, you'll find the open-plan kitchen/breakfast room. The kitchen offers an abundance of wall and base units, integrated hob and oven, and plenty of space for freestanding appliances. Dual-aspect windows allow light to flow in from both sides, and there is also a handy breakfast bar, with room for a small family dining table. From the kitchen, you can access the utility room, which provides additional worktop space, a sink, and room for a washer and dryer. The utility also leads to the family bathroom, featuring a bath with an over-bath shower.

Moving upstairs, the first floor boasts three spacious double bedrooms. The master bedroom is generous in size and comes complete with its own en-suite shower room, offering convenience and privacy. Bedroom three, currently used as a home office, provides a versatile space, perfect for remote working or as a guest room.

Externally, the property features a good-sized rear garden with a mixture of lawn, patio, and decking, providing the ideal setting for outdoor entertaining or relaxing in the sun. A ginnel runs down the side of the house, offering easy access from the rear to the front. Although there is room for on-road parking at the front, the property benefits from ample space for vehicles. With its modern upgrades including newly installed windows and boiler, ensuring warmth and energy efficiency throughout the year along with versatile living spaces, this home is a must-see for those seeking a perfect blend of comfort and convenience.











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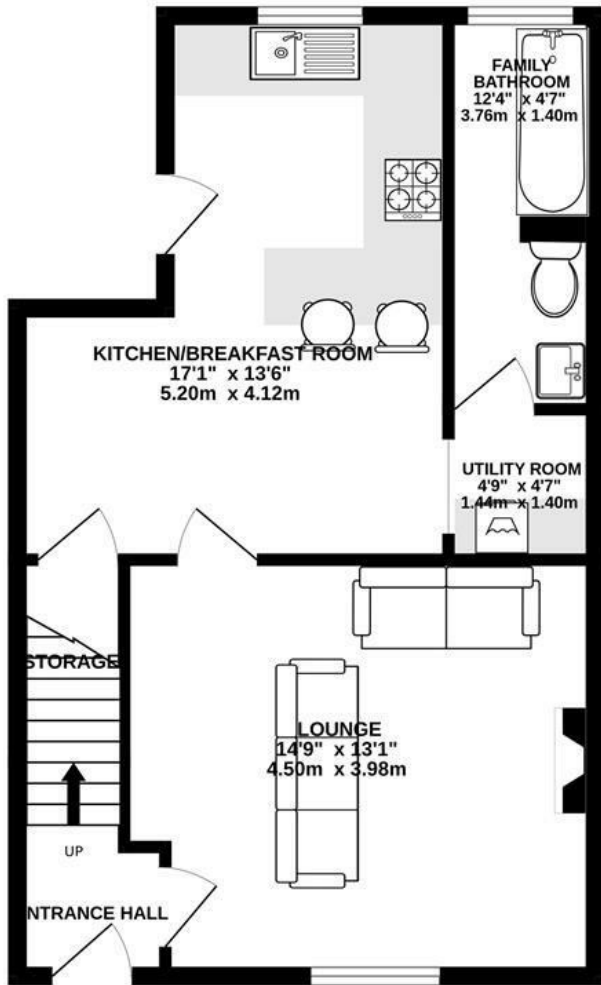


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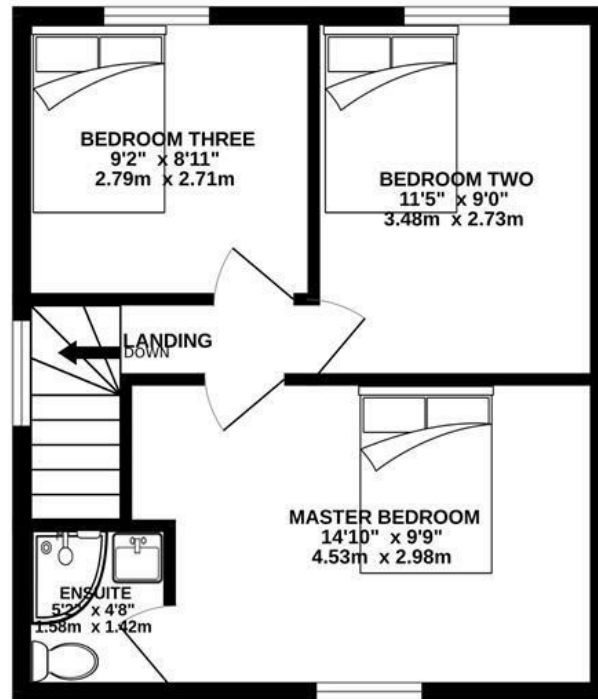


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GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.

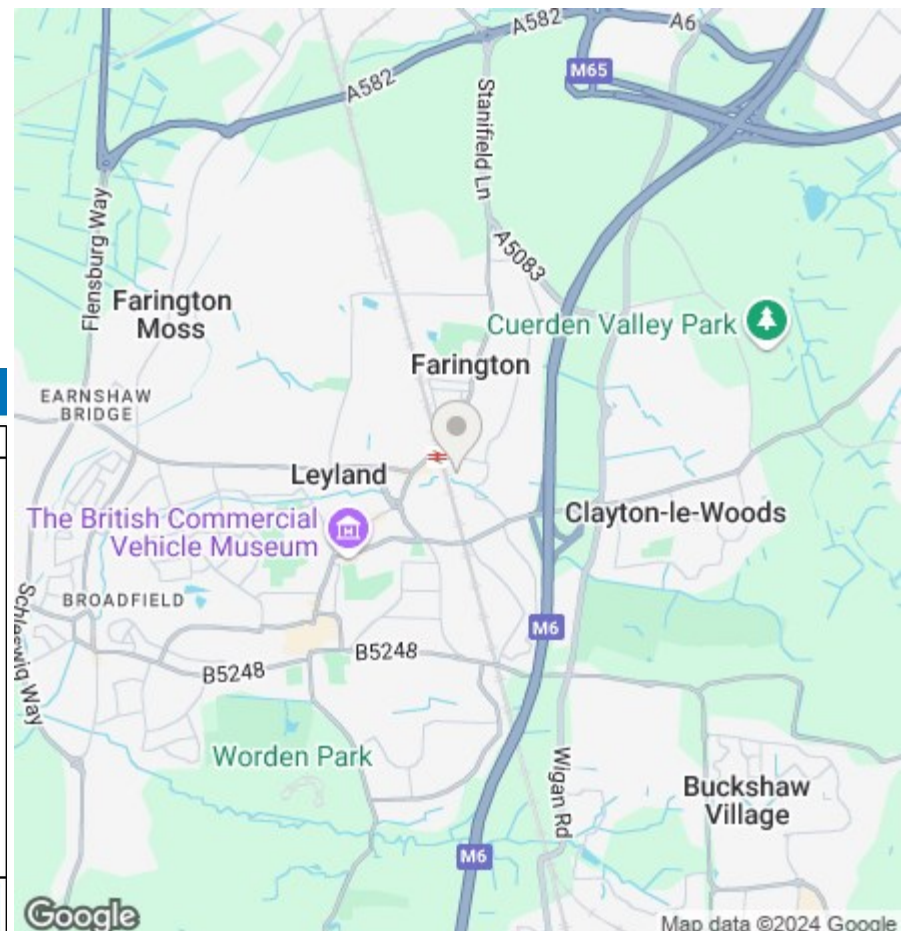


TOTAL FLOOR AREA: 883 sq.ft. (82.0 sq.m.) approx.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	